



**Flock Mill Place, London SW18 4QJ**

**welcome to**

## **Flock Mill Place, London**

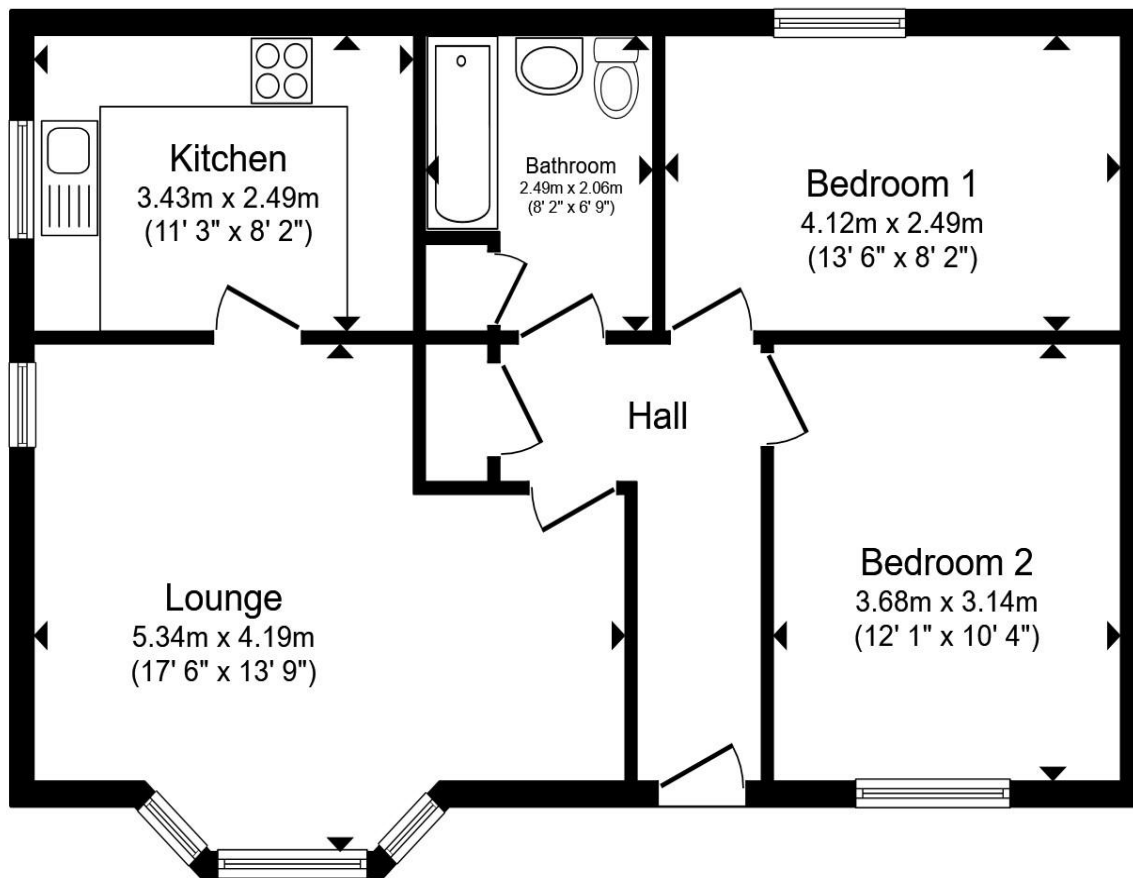
A two bedroom ground floor apartment with private entrance door which requires updating throughout. Set within this contemporary development, moments from Earlsfield mainline station.

Flockmill Place is a highly desirable location close to the shops, bars and restaurants along Garratt lane and pleasant walks along the River Wandle into King George's Park.

No upward chain.

Please note that there is limited information available regarding lease charges (Service charge/Ground rent), parking, utilities, restrictions, and alterations (NSELAT). Prospective buyers are advised to carry out their own due diligence or consult with their solicitor to clarify these aspects.





## Ground Floor

Total floor area 62.7 m<sup>2</sup> (675 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Flock Mill Place, London

- Two Bedroom Ground Floor Flat
- Contemporary Purpose-Built Development
- Modernisation Required Throughout
- Superb Location, close to Earlsfield Mainline Station
- No Upward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £400,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR105365](https://barnardmarcus.co.uk/Property/EAR105365)



Property Ref:  
EAR105365 - 0002

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barnard marcus



**020 8879 7222**



[Earlsfield@barnardmarcus.co.uk](mailto:Earlsfield@barnardmarcus.co.uk)



525 Garratt Lane, London, SW18 4SR



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)