



Kingham Close, London SW18 3BX

welcome to

Kingham Close, London

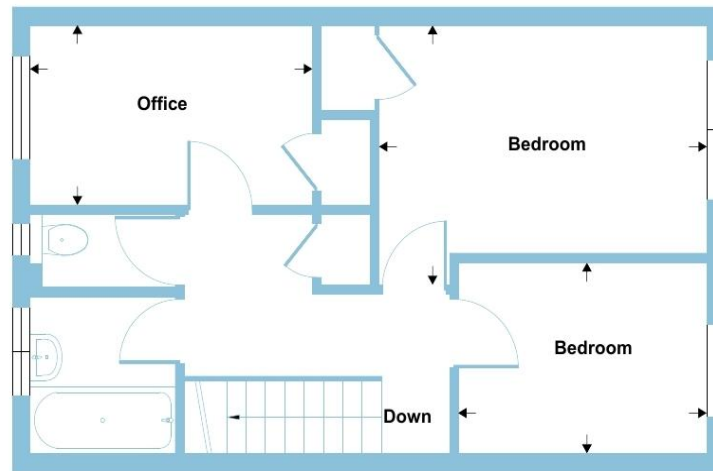
A well-presented three bedroom family house, with kitchen/breakfast room, sunny rear garden and located close to Ofsted outstanding primary school.



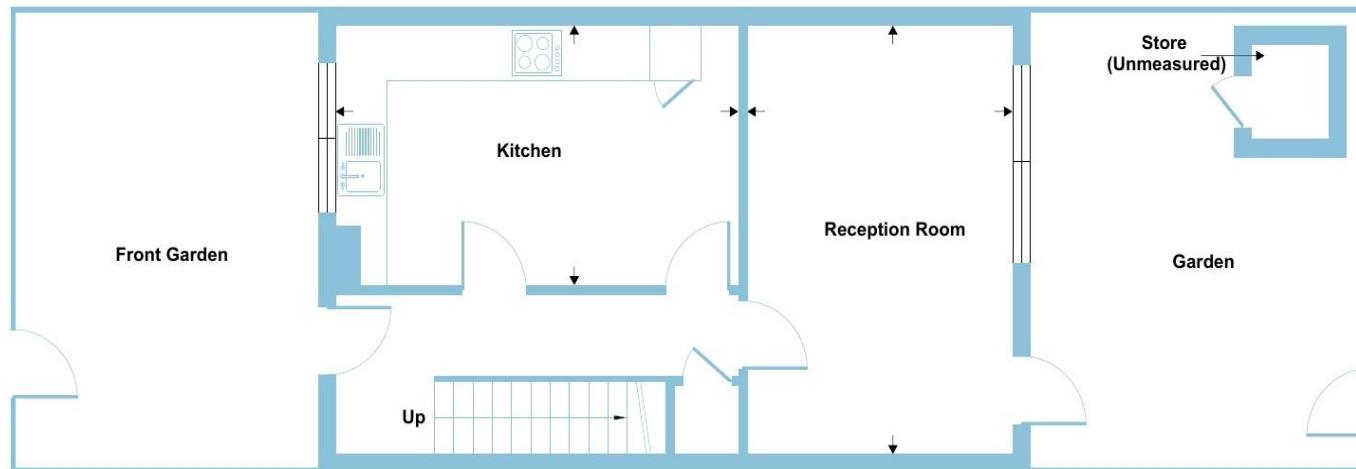
Kingham Close, London, SW18

Approximate Area = 826 sq ft / 77 sq m (excludes store)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Barnard Marcus. REF: 901598



A well-presented three bedroom family house, with kitchen/breakfast room, sunny rear garden and located close to Ofsted outstanding primary school.

Features include a generous living room, a contemporary fitted kitchen/dining room, three bedrooms, a family bathroom and a well-maintained front and rear garden.

Kingham Close is a popular cul-de-sac located within close proximity of the lively cafes, bars, restaurants and shops of Earlsfield, as well as Southside Shopping Centre.

Excellent transport links are provided by Earlsfield train station, offering quick access to Waterloo, Clapham Junction and Wimbledon while nearby green open spaces such as Wandsworth Common, King George's Park, and Wimbledon Park provide plenty of opportunities for outdoor relaxation and recreation.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Kingham Close, London

- Three Bedroom Family House
- Kitchen/breakfast Room
- Well-presented Decor
- Pretty Garden with Southerly Aspect
- Close to Ofsted Outstanding Primary School

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£625,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EAR105283 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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