



**Listergate, Upper Richmond Road, Putney, SW15 6ST**



welcome to

## Listergate, Upper Richmond Road, Putney

Barnard Marcus Estate Agents are delighted to offer for sale this spacious one-bedroom share of freehold ground floor maisonette with its own patio garden which has direct access onto a beautiful communal garden.

This larger than average maisonette is offered for sale in excellent decorative order with direct access and views of the beautiful southerly aspect garden.

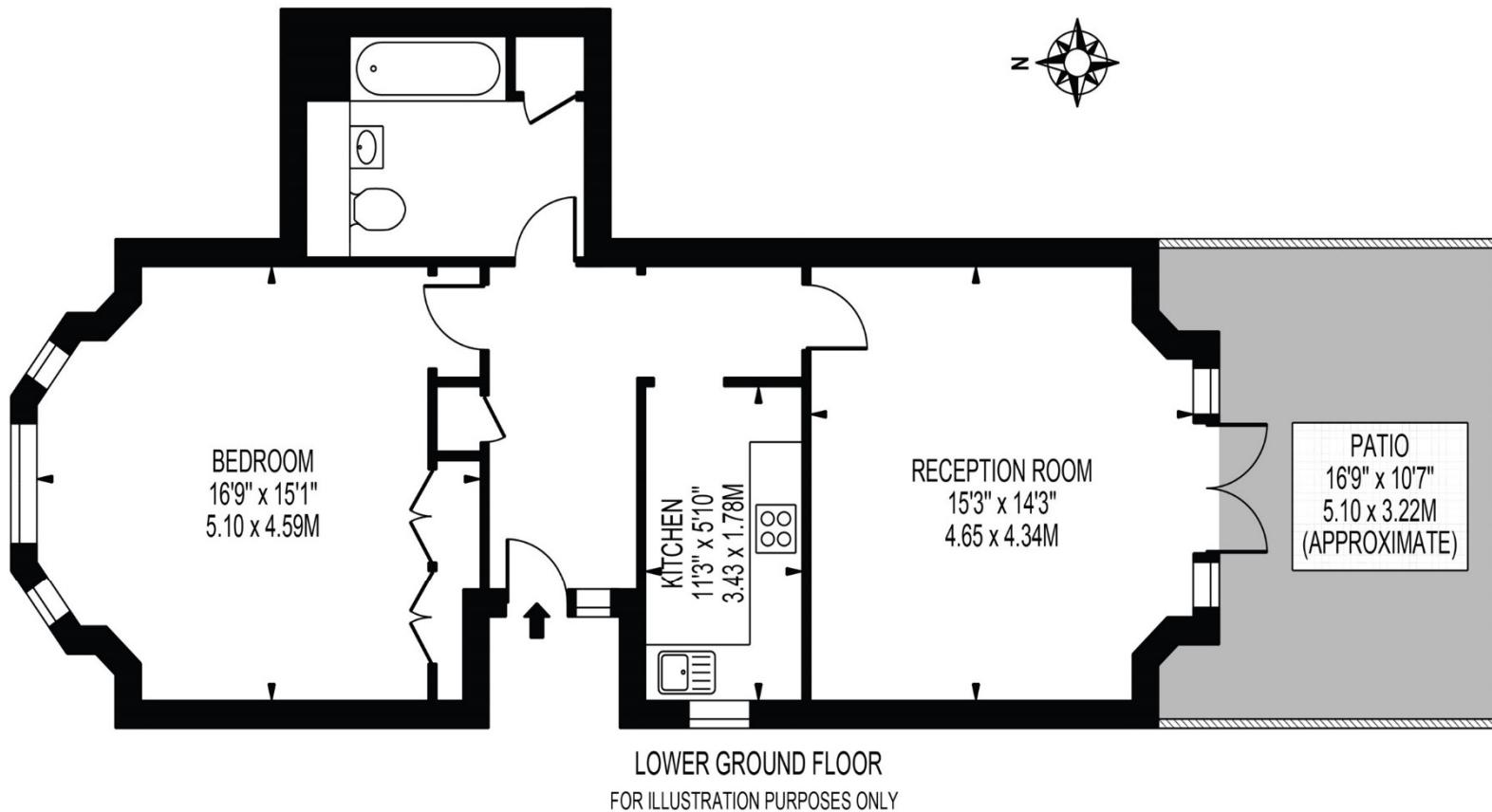
Further benefits include double glazed windows, gas central heating, built in storage, share of freehold and its own private entrance and allocated parking.

Listergate is located on Upper Richmond Road, just west of Putney High Street. The property is well served by both the 337 & 430 buses, providing regular services to Richmond, Clapham, Putney & Kensington. Furthermore, both Barnes & Putney railway stations are close by, meaning that commuters are within easy reach of London Waterloo.



# LISTERGATE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **697 SQ FT - 64.75 SQ M**



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Barnard Marcus Estate Agents are delighted to offer for sale this spacious one-bedroom ground floor maisonette with its own private patio which has direct access onto a beautiful South facing communal garden.

This larger than average maisonette is offered for sale in excellent decorative order. Further benefits include double glazed windows, gas central heating, built in storage, share of freehold and its own private entrance and allocated parking.

Listergate is located on Upper Richmond Road, just west of Putney High Street. The property is well served by both the 337 & 430 buses, providing regular services to Richmond, Clapham, Putney & Kensington. Furthermore, both Barnes & Putney railway stations are close by, meaning that commuters are within easy reach of London Waterloo.

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## Listergate, Upper Richmond Road, Putney

- Stunning Maisonette
- One Double Bedroom
- Spacious Throughout
- Private Patio Garden
- Beautiful Communal Garden
- Allocated Parking
- Long Lease
- No chain

Tenure: Leasehold EPC Rating: C

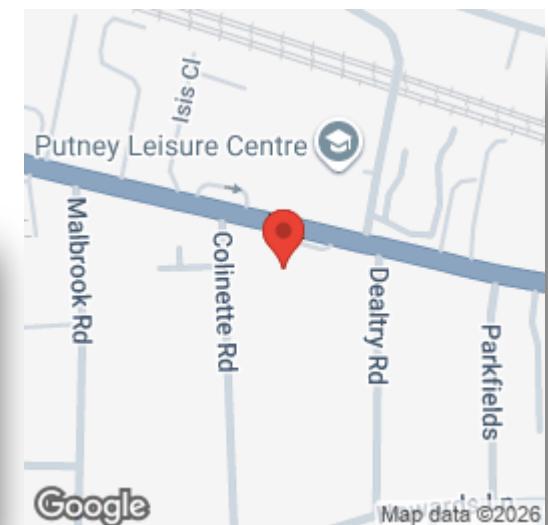
Council Tax Band: D Service Charge: 3832.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£475,000**



**view this property online** [barnardmarcus.co.uk/Property/PUR106427](http://barnardmarcus.co.uk/Property/PUR106427)

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.



Property Ref:  
PUR106427 - 0007

Please note the marker reflects the postcode not the actual property

 barnard marcus



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