





Shire Place, London SW18 3BP

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welcome to

Shire Place, London

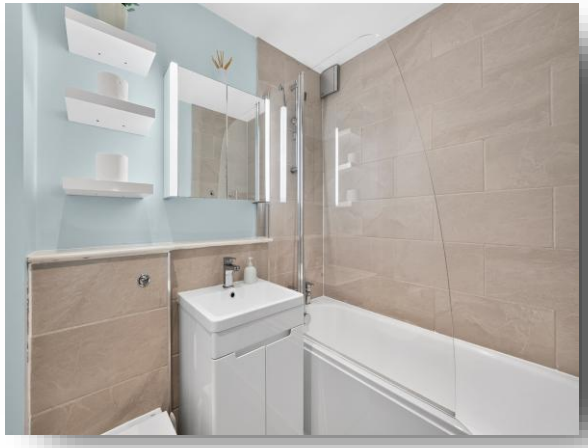
This fantastic two-bedroom flat offers approximately 547 sq ft of accommodation arranged over the ground floor. The property is well-presented and offers a wonderful sense of space throughout.



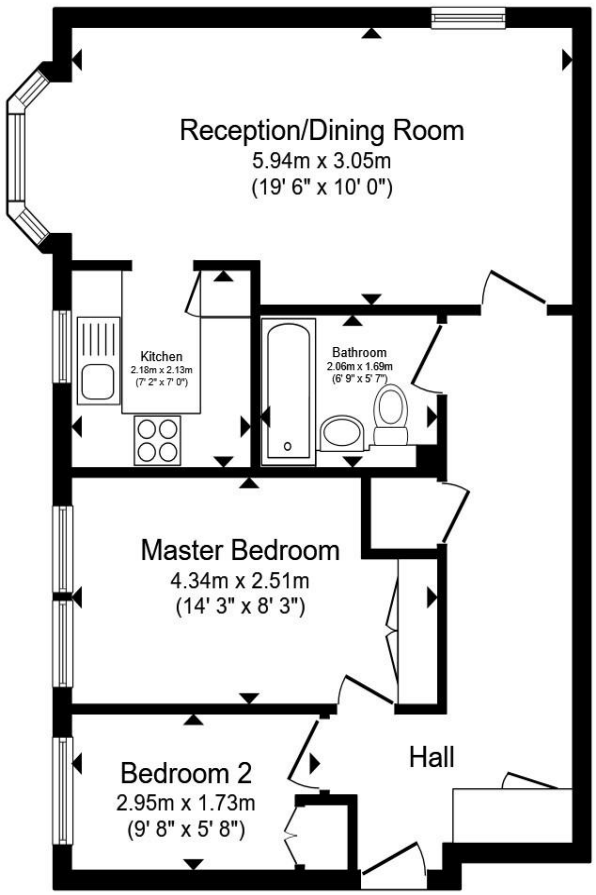












Ground Floor

Total floor area 55.6 m² (599 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

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This fantastic two-bedroom flat offers approximately 547 sq ft of accommodation arranged over the ground floor. The property is well-presented and offers a wonderful sense of space throughout.

At the front of the home is the generous reception room, which is south-facing and enjoys a wonderful degree of light and sunshine throughout the day. A bay window floods the space with natural light, and there is ample room for both a dining table and a separate seating area. Solid oak flooring runs throughout the reception and continues through the flat. The reception room benefits from built-in floor-to-ceiling high gloss cupboards, offering generous storage. A sleek, well-equipped kitchen sits just off the reception, fitted by Howdens with contemporary gloss units, granite worktops and integrated appliances.

The flat has two well-proportioned bedrooms, both benefitting from extensive fitted and built-in storage. The principal bedroom is a comfortable double, while the second bedroom offers flexible use as a further bedroom or home office. Both rooms are served by a stylish, fully-tiled family bathroom, fitted in 2024, with a shower over bath.

The flat is presented in excellent, move-in condition throughout. Outside, residents benefit from an attractive communal garden, and the property has the further advantage of a private, allocated parking space directly outside. Tucked away in a quiet position on the estate, the flat offers a real sense of peace and privacy.

welcome to

Shire Place, London

- Reception and Modern Kitchen
- Two Bedrooms and Modern Bathroom
- Private Parking
- Lease Recently Extended
- No Ground Rent, Low Service Charge
- No Onward Chain

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: 1677.78
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 215 years from 01 Jul 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR105467

The Property Ombudsman

Property Ref:
EAR105467 - 0005

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.

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020 8879 7222

Earlsfield@barnardmarcus.co.uk

525 Garratt Lane, London, SW18 4SR

barnardmarcus.co.uk

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