



**Somerset Lodge, Briar Walk, London SW15 6UE**



**welcome to**

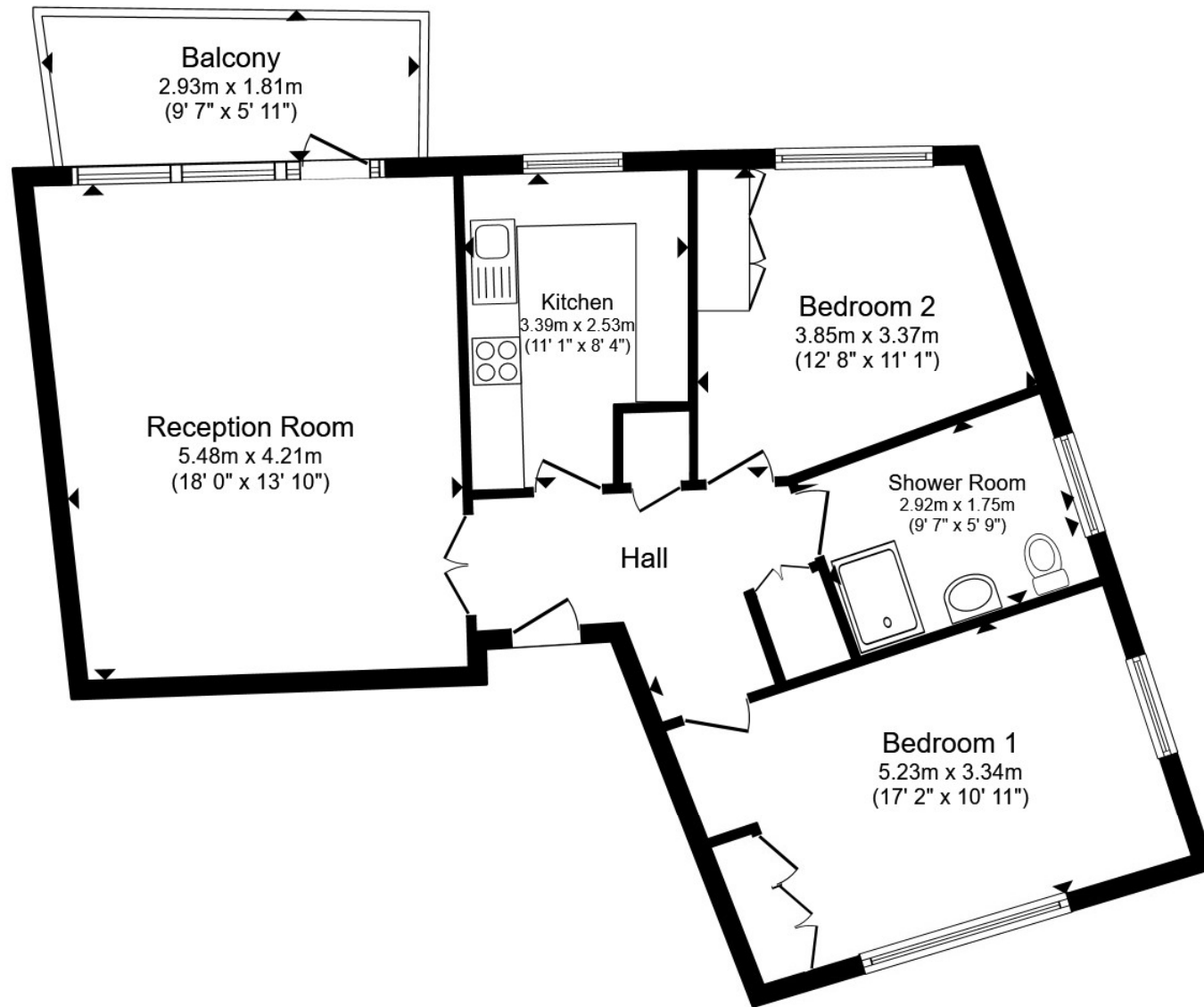
**Somerset Lodge, Briar Walk, London**

An exceptional two double bedroom, top floor apartment offered for sale in a fabulous condition and benefitting from a private balcony, lift access, no forward chain and a private garage.

A gorgeous apartment featuring 854 sq ft of accommodation. It further benefits from having wooden flooring throughout. A superb modern kitchen, two double bedrooms both with built in storage and a modern bathroom.

Briar Walk is located off the Upper Richmond Road making it an ideal location for those commuting from Putney or Barnes with both Barnes Common & Putney Heath within easy reach.





Total floor area 79.4 m<sup>2</sup> (854 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)

welcome to

## Somerset Lodge, Briar Walk, London

- Two Double Bedrooms
- Top Floor Flat
- Lift Access
- Spacious Living Area
- Private Balcony

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 4284.46

Ground Rent: 30.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £535,000



check out more properties at [barnardmarcus.co.uk](http://barnardmarcus.co.uk)



Property Ref:  
PUR107443 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8785 3322



Putney@barnardmarcus.co.uk



155 Upper Richmond Road, Putney, LONDON,  
SW15 2TX



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

Please note the marker reflects the  
postcode not the actual property