

FOR SALE



Gressenhall Road, Southfields, SW18

OFFER IN EXCESS OF £425,000 Leasehold

 **4**

 **1**


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Property Description

Excited to present this four-bedroom split-level flat, offered CHAIN-FREE and arranged over the ground and first floors of a well-located building in the heart of Southfields.

The property offers bright, well-proportioned accommodation throughout, with a spacious open-plan reception room and modern kitchen. This opens onto a charming south-facing patio garden, perfect for relaxing or entertaining.

Ideally positioned on Gressenhall Road, the property is perfectly placed to enjoy the village-style feel of Southfields, with a fantastic selection of cafés, restaurants, local shops and green spaces nearby. For those who enjoy an active lifestyle, the open spaces of Wimbledon Park and Wimbledon Common are also within easy reach, making the area ideal for enjoying an active outdoor lifestyle.

Southfields and East Putney Underground Stations are both nearby, providing excellent connections into the West End and City, while the A3 offers easy access towards the M25 and Surrey.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



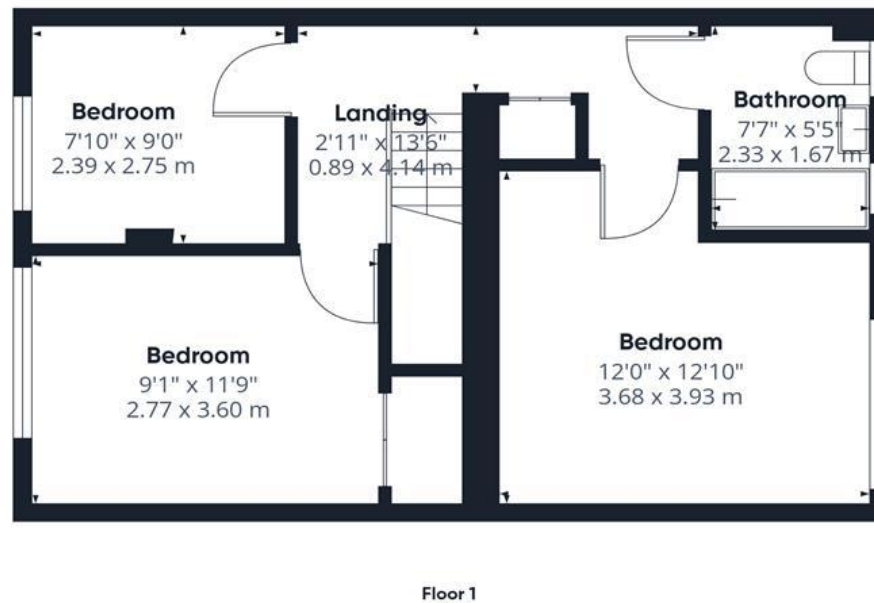
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	80	80
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area^m
853 ft²
79.2 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 95 years remaining

Service Charge – £1050

Ground Rent – £0

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



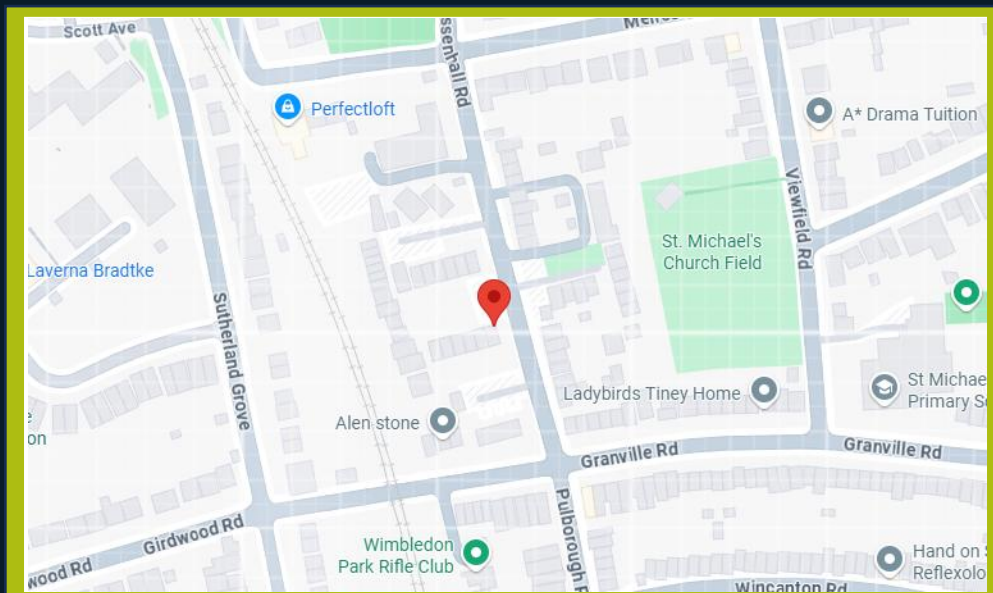
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Risk Level: Low



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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