



**Kingham Close, London SW18 3BX**



**welcome to**

## **Kingham Close, London**

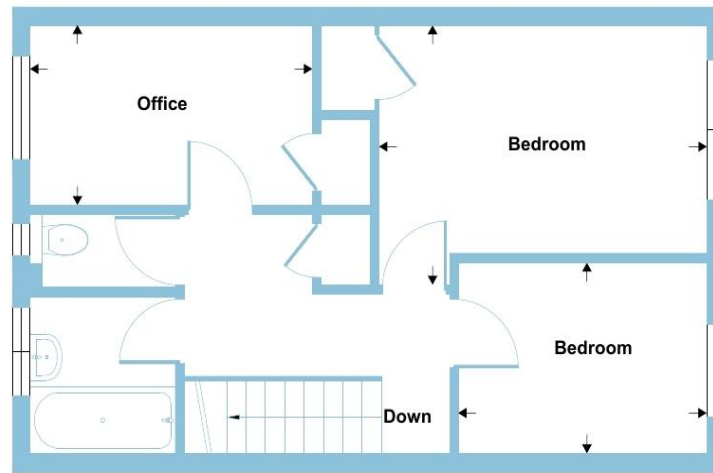
A wonderfully presented three bedroom terraced house located in this quiet cul-de-sac.



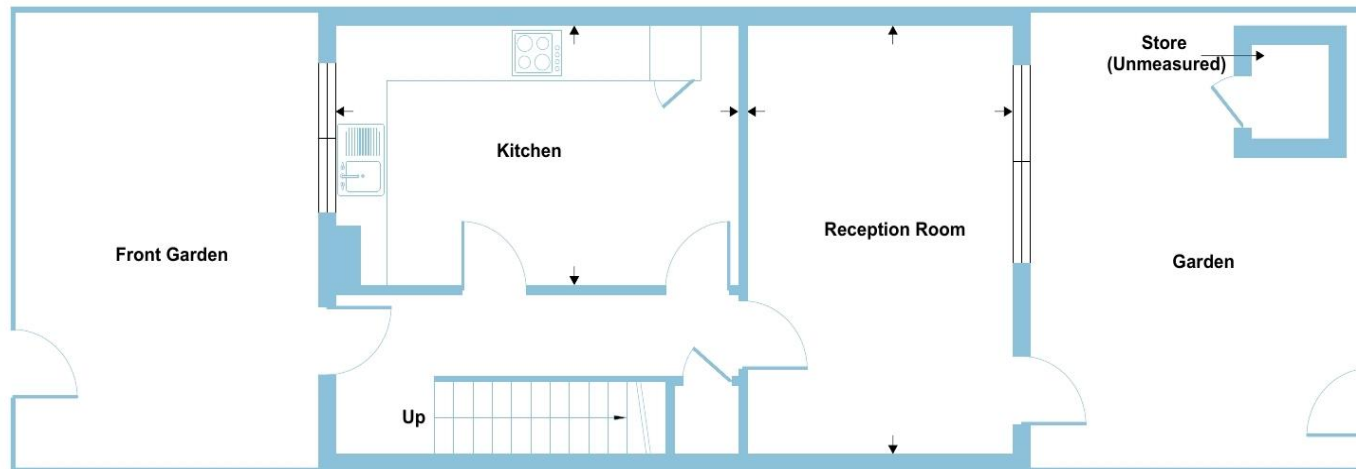
## Kingham Close, London, SW18

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



Located between Earlsfield & Wandsworth Town, this well presented three bedroom terraced house forms part of a popular development and benefits from being presented in good order by the current owners.

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.

welcome to

## Kingham Close, London

- Three Bedroom House
- Eat-in Kitchen
- Front and Rear Gardens
- Bathroom and Separate WC
- Quiet Location

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£650,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR105283](https://barnardmarcus.co.uk/Property/EAR105283)



Property Ref:  
EAR105283 - 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 8879 7222**



[Earlsfield@barnardmarcus.co.uk](mailto:Earlsfield@barnardmarcus.co.uk)



525 Garratt Lane, London, SW18 4SR



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**