



barnard marcus

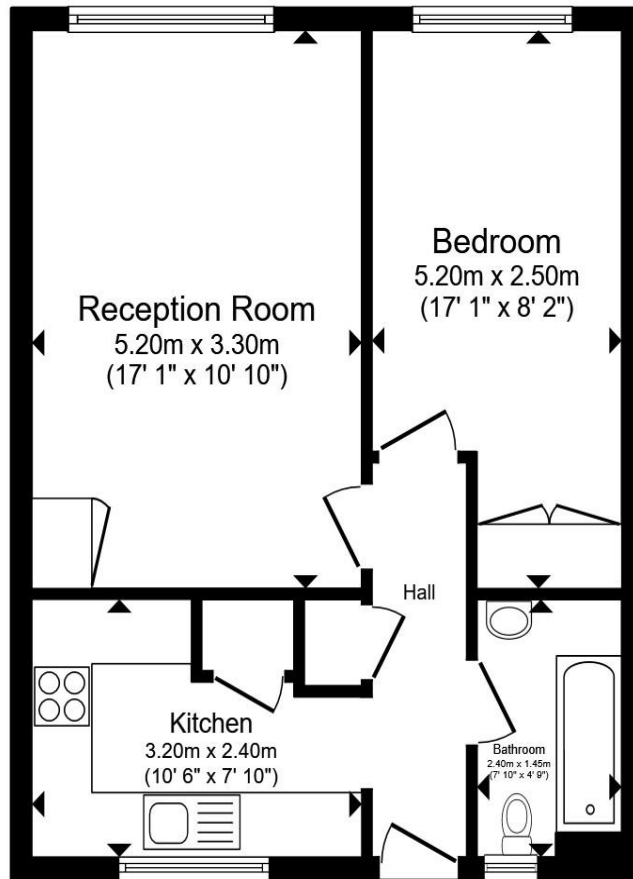
Woking Close, Roehampton London SW15 5LB


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Welcome to
Woking Close, Roehampton London

A good sized First Floor 1 double bedroom flat, offered with no onward chain. Ideally located for Barnes Common and the excellent transport links. Situated between Putney and East Sheen.





First Floor



This spacious First Floor flat is ideally located close to Barnes Common, where regular trains provide services into Waterloo via Clapham. The property is offered with no onward chain. All rooms are well proportioned, with entrance hall, providing access to all rooms. Double bedroom, generous Reception room, separate Kitchen and Bathroom. The property is light and has double glazing and gas central heating. Located in SW15 so will benefit from Wandsworth's lesser council tax. This is a great first time purchase or rental investment. Offered with no onward chain. Centrally Located for access to a variety of local amenities, being approx 1 mile from Richmond Park offering 2300 acres of open space for walking and cycling. Also convenient for Roehampton University and Queen Mary's Hospital.

Excellent transport links, with frequent bus services to Putney, Richmond and beyond. Barnes Common Station offers up to 8 trains per hour to Waterloo via Clapham Junction.

Local Amenities offer a mix of local and National shops, along with an increasingly vibrant selection of restaurants and cafes in Putney and East Sheen.

EPC- C

Council Tax-B

Lease 125 Years from 1988. 88 Years remaining..

Service Charges- Approx £1200 per annum.

Total floor area 45.4 m² (489 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



welcome to

Woking Close, Roehampton London

- First Floor 1 Bedroom Flat
- Spacious Accommodation
- Good Size Double Bedroom
- Separate Kitchen
- Generous Reception Room

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Dec 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£315,000



view this property online [barnardmarcus.co.uk/Property/SHN103789](https://www.barnardmarcus.co.uk/Property/SHN103789)



Property Ref:
SHN103789 - 0007

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.


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Please note the marker reflects the
postcode not the actual property