



barnard marcus

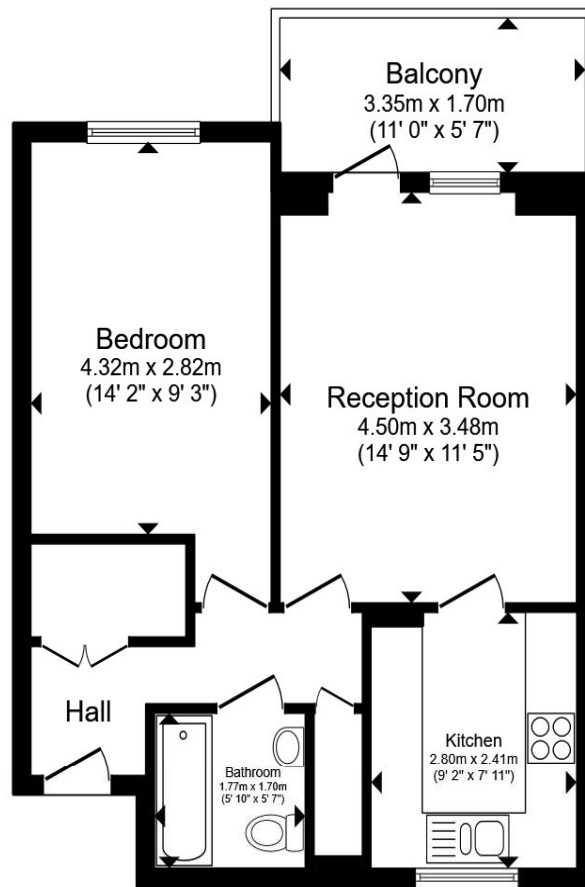
Coniston Close, London, SW20 9NJ

welcome to

Coniston Close, London

We are delighted to present this competitively priced, one bedroom, well maintained apartment offering parking, a private terrace, is offered to the market with no onward chain and is nestled in the beautiful and peaceful Coniston Close.





First Floor



We are delighted to present this competitively priced, one bedroom, well maintained apartment offering parking, a private terrace and is nestled in the beautiful and peaceful Coniston Close.

This property is made up of a bright and airy living room with a separate fitted kitchen. The double bedroom is generously proportioned and there is ample built in storage throughout the apartment as well as an external storage cupboard terrace creates additional outside space whilst being situation on communal greens.

Additional benefits include double glazing, gas fired central heating, residential parking, easy access to local transport links and amenities and will be sold with a newly extended lease (125 years) upon completion.

Total floor area 47.5 m² (511 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

Coniston Close, London

- One Bedroom
- Chain Free
- Newly Extended Lease Upon Completion
- Private Terrace
- Ample Built In Storage

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 750.00 Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 100 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107896



Property Ref:
NML107896 - 0004

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 8942 9211



NewMalden@barnardmarcus.co.uk



46-48 High Street, NEW MALDEN, Surrey, KT3 4EZ



barnardmarcus.co.uk