



Aboyne Drive, London, SW20 0AL

welcome to

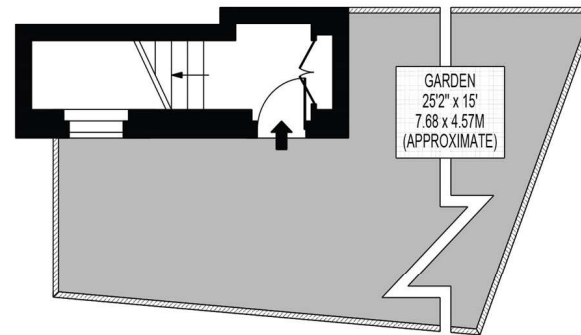
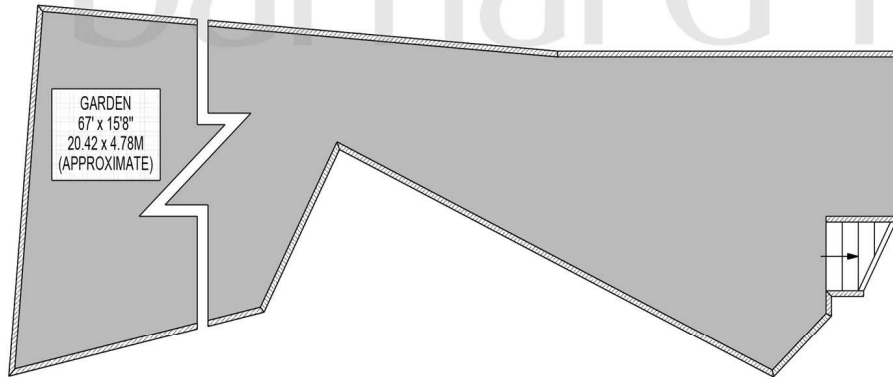
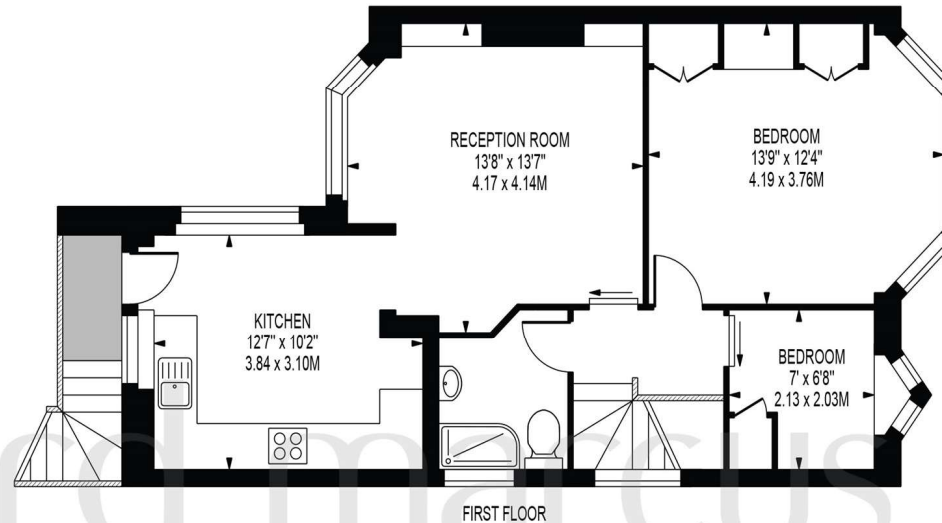
Aboyne Drive, London

We are delighted to present to the market, having been fully refurbished to a high specification, this two bedroom, first floor maisonette with stunning views reaching across Malden Golf Club.



ABOYNE DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 630 SQ FT - 58.53 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This property is cleverly arranged to maximised space and natural light. With both bedrooms complete with built in storage and versatile accommodation subject to requirement. The bathroom suite has been recently fitted with walk in shower and ultra modern floor to ceiling tiling.

Continue to the living room is a stylish space with a modern feature fireplace. The kitchen is fully fitted with modern appliances and space for a dining area with a retro chic finish. This leads down to a private rear garden south westerly facing garden.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Additional benefits include gas fired central heating, double glazing, underfloor and sound insulation, large loft space for further storage, brand new flooring throughout, large front and rear garden and ideal locality for local transport links and green spaces.

welcome to

Aboyne Drive, London

- Two Bedrooms
- Private Rear Garden
- Built In Storage & Loft Space
- Retro Chic Style
- Fully Fitted Modern Kitchen & Bathroom
- Newly Refurbished to a High Specification Throughout
- Ample Natural Light

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent Ground Rent: 666.35

This is a Leasehold property with details as follows; Term of Lease 135 years from 29 Sep 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107965



Property Ref:
NML107965 - 0003

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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