



Sullivan Court, London SW6 3BX

Not for marketing purposes INTERNAL USE ONLY

welcome to
Sullivan Court, London

A delightful first-floor apartment in Sullivan Court set within the highly desirable SW6 area. This bright and beautifully presented flat offers an excellent opportunity in a sought-after location. Featuring a generously sized bedroom, open-plan kitchen/living room, bathroom and private balcony.

Inside the open-plan kitchen and reception area provides an airy, light-filled space ideal for relaxing or entertaining. The bathroom is conveniently positioned close to the front door, and the bedroom offers a calm retreat at the rear of the apartment. This layout delivers efficient use of space without compromising on comfort. Further benefits include a long lease, low service charges and no onwads chain.

The location of Sullivan Court is a real highlight. To the west lies Hurlingham Park, and to the east is South Park, creating a leafy, peaceful neighbourhood feel. Yet the property remains extremely well connected with Parsons Green tube station 0.4 miles away and Putney Bridge tube station 0.8 miles away. For shopping, dining and entertainment, the New King's Road is just a short stroll, offering a vibrant selection of bars, cafes and boutiques.

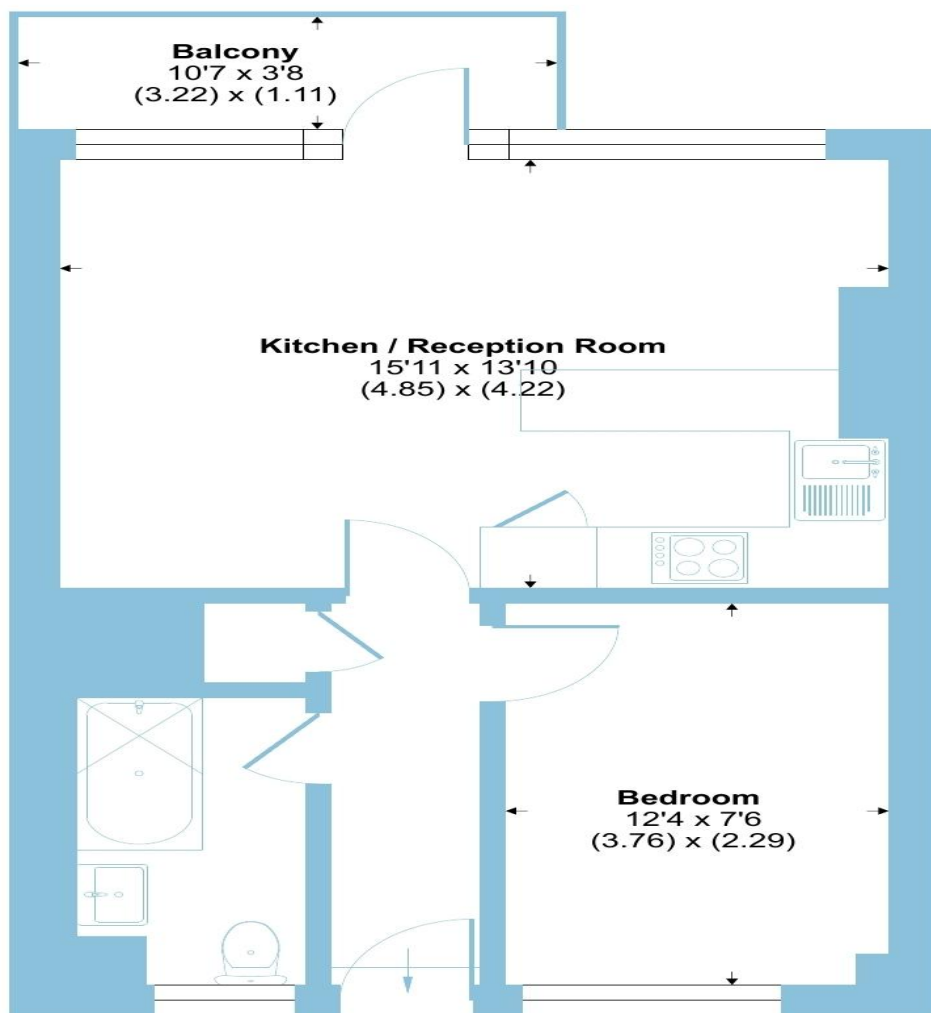




Sullivan Court, Peterborough Road, London, SW6

Approximate Area = 433 sq ft / 40.2 sq m

For identification only - Not to scale



FIRST FLOOR

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1382429

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welcome to

Sullivan Court, London

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Spacious open-plan kitchen/reception room with natural light
- Private balcony overlooking quiet surroundings

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£300,000



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Property Ref:
ECT105140 - 0002

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Please note the marker reflects the
postcode not the actual property

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