



barnard marcus

Briarwood Court, The Avenue, Worcester Park KT4 7EL

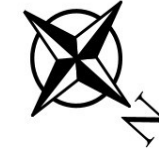
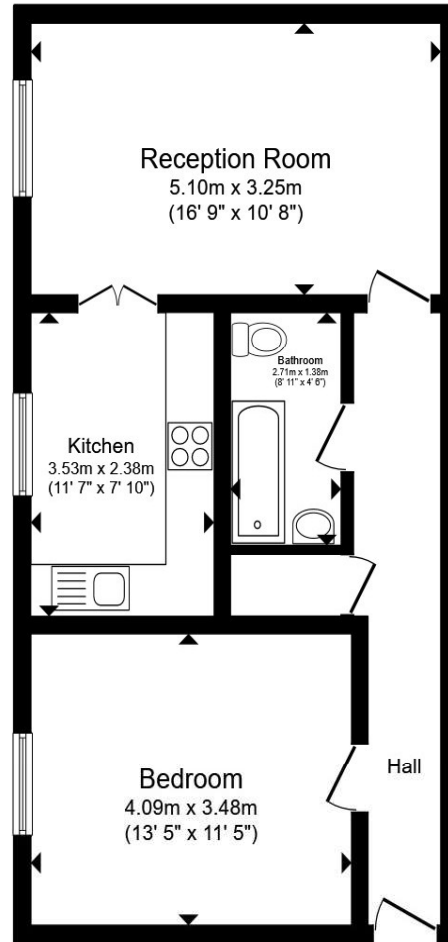


welcome to

Briarwood Court, The Avenue, Worcester Park

Nestled on Worcester Parks Premier Road just 0.1 mile from Worcester Park Railway Station, this spacious ground floor apartment is offered to the market with no onward chain and requires modernisation. Benefits include allocated parking space and communal gardens. Immediate inspection advised.





Total floor area 53.3 m² (574 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



A spacious ground-floor apartment positioned in one of Worcester Park's most sought-after locations, just moments from the railway station and the high street.

This well-proportioned property offers significantly larger accommodation than many comparable flats in the area and represents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The interior requires modernisation throughout, allowing a buyer to upgrade and personalise to their own taste.

The layout includes a long entrance hallway, a generous double bedroom, a family bathroom, a sizeable reception room and a separate kitchen.

Situated on a highly regarded, tree-lined road, the apartment is ideally placed for Worcester Park rail station—providing direct links into central London in under 30 minutes—and enjoys immediate access to local shops, cafés and amenities. Bus routes offer convenient connections to both Kingston and Sutton, with well-regarded schools located nearby. Externally, the property benefits from an allocated parking space and attractive communal gardens.

Offered to the market with no onward chain.

welcome to

Briarwood Court, The Avenue, Worcester Park

- Ground Floor Apartment
- 1 Bedroom
- 0.1 Mile to Worcester Park Railway Station
- Requires Modernisation
- 574 sq ft

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£270,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/WCP108206](https://www.barnardmarcus.co.uk/Property/WCP108206)



Property Ref:
WCP108206 - 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 8330 0141



WorcesterPark@barnardmarcus.co.uk



67 Central Road, Worcester Park, Surrey, KT4 8EB



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