



Heather Court Binfield Road, London SW4

welcome to

Heather Court Binfield Road, London

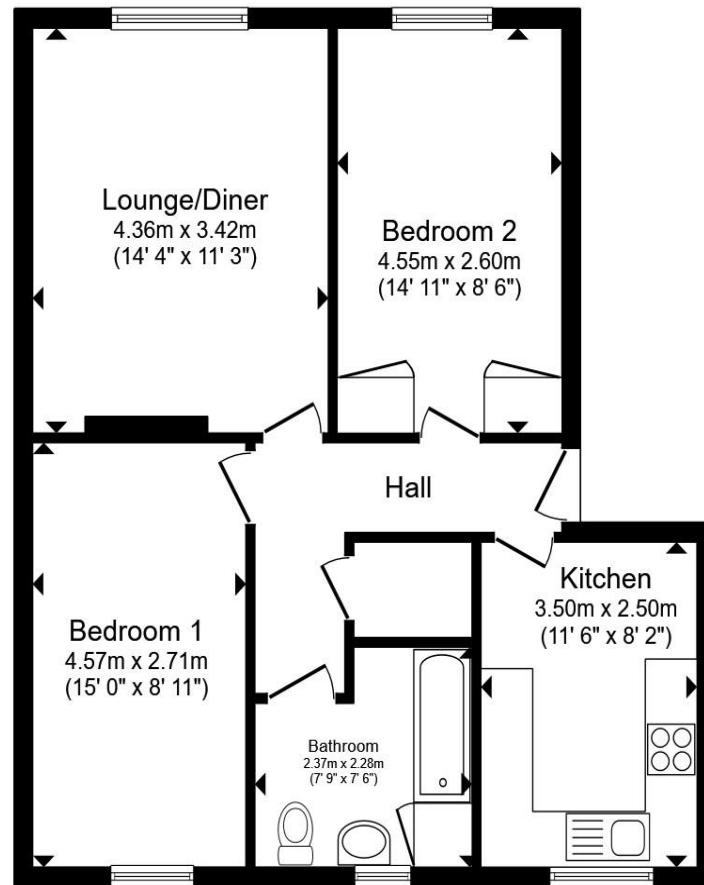
We are delighted to introduce this well appointed two double bedroom second floor purpose built apartment, available for sale with no onward chain. The property has been well maintained by the current vendors and benefits from two genuine double bedrooms of similar size making it ideal for a young professional couple, sharers and siblings alike. As well as a healthy length lease the property also enjoys access to the extremely well maintained communal gardens. Situated in this popular low rise block the property is enviably positioned just 0.2 miles from Stockwell Tube Station (Northern & Victoria Line). Local shops and supermarkets can be found close by and Larkhall Park is also just 0.4 miles away, ideal for those who enjoy being outdoors.

Accommodation comprises an entrance hall with storage, two large double bedrooms, spacious reception room with ample space for a dining table, refitted kitchen and bathroom.

Internal viewings are strongly advised.

"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."





Second Floor

Total floor area 60.7 m² (654 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

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- Two Double Bedrooms
- Second Floor
- No Onward Chain
- Purpose Built
- Sought After Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2700.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Apr 2002.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£385,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111217



Property Ref:
KGT111217 - 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.



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