

LEASEHOLD



FLAT

Wanborough Drive
London
SW15 4AP

£300,000

Three Bedroom Ground Floor Flat
Recently Redecorated Throughout
Brand New Wood Flooring
Spacious Bright Reception Room
Separate Fully Fitted Kitchen
Private Balcony
Good-Sized Bathroom Plus Separate WC
Suitable For First-Time Buyers Or Investors
86-Year Lease, Peppercorn Ground Rent
Service Charge £1,943.07 Per Annum



absolute living

3 BED FLAT LOCATED IN LONDON

A beautifully presented three-bedroom ground floor flat located just off Roehampton Lane within Hilsea Point, SW15. Recently redecorated throughout and finished with brand new wood flooring, the property is offered in excellent condition and provides bright, well-balanced accommodation ideal for both first-time buyers and investors.

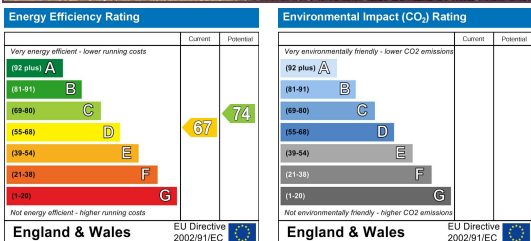
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Full Description

The flat comprises a spacious and airy reception room with doors opening directly onto a private balcony, a separate fully fitted kitchen with integrated appliances, three good-sized bedrooms, a good-sized bathroom and a separate WC. The layout is practical and versatile, making it well suited to family living, sharers, or rental investment. A further benefit is the free on-street parking available outside the flat, adding convenience for residents and visitors alike. Hilsea Point is conveniently positioned for the amenities of Roehampton, Putney and Barnes, with local shops, cafes, supermarkets and everyday services nearby. The area is also well placed for Roehampton University, Queen Mary's Hospital, Richmond Park, Putney Heath and Barnes Common. Barnes Station offers regular rail services towards Putney, Clapham Junction, Vauxhall and London Waterloo, while local bus routes provide access towards Putney, Putney Bridge, Barnes and surrounding areas. With its excellent presentation, three-bedroom layout, private balcony and convenient SW15 location, this property should appeal to buyers seeking a ready-to-move-into home as well as investors looking for a strong rental proposition close to transport links, green spaces and local institutions.

Lease: 86 years remaining
 Ground rent: Peppercorn
 Service charge: £1,943.07 per annum.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

