



**JAMES  
ANDERSON**



# FOR SALE

Woking Close, London, SW15

**£390,000**

Guide Price

A three double bedroom split level maisonette located within 0.3 miles of Barnes Station and opposite Barnes Common.






On the ground floor is a WC, separate kitchen/breakfast room followed by a light and spacious reception room. Upstairs there are three double bedrooms and a bathroom.

Benefiting from ample storage throughout, this property would make an ideal first time purchase or buy to let investment. This property also benefits from low service and council tax charges.

Peacefully located on a residential road next to Roehampton Golf Club while the green spaces of Richmond Park are on the doorstep and the shops, cafes and eateries of Putney and Barnes are all within easy reach.

Leasehold - 88 years approx  
Service Charge - £800 estimate (building insurance included)  
Ground Rent - Peppercorn  
Council Tax - C  
EPC - C

-  Three Double Bedroom Split Level Apartment
-  Upstairs Bathroom & Downstairs WC
-  Bright & Spacious Lounge
-  Fitted Kitchen
-  EPC Rating - TBC

-  Close To Barnes Station
-  Within Catchment For Highly Regarded Schools
-  Quiet & Peaceful Location
-  Close To Green Open Spaces
-  A3 Nearby



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020 8788 6611



# Woking Close

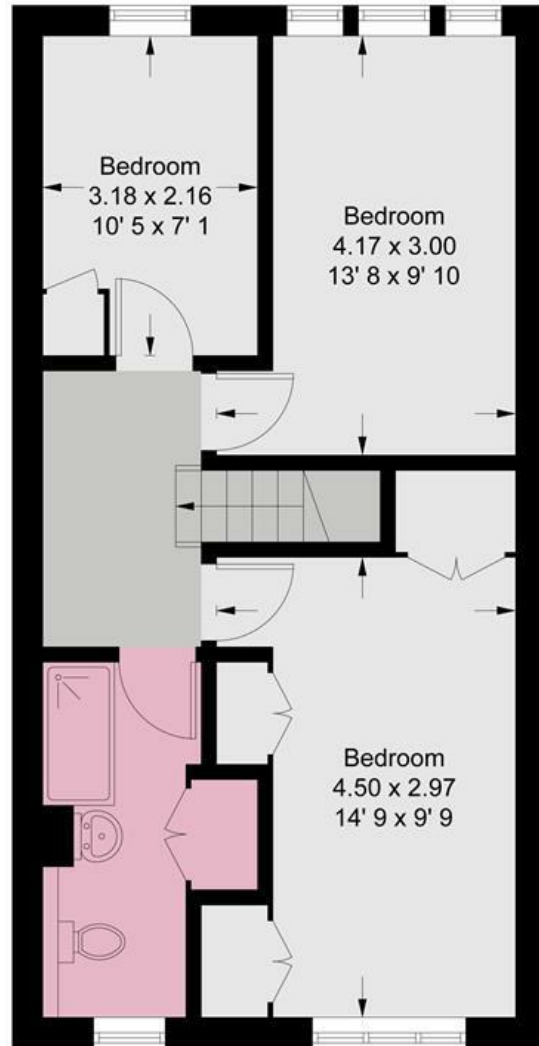
Approximate Gross Internal Area = 929 sq ft / 86.3 sq m



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**Second Floor**  
436 sq ft / 40.5 sq m



**Third Floor**  
493 sq ft / 45.8 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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