



**JAMES
ANDERSON**



FOR SALE

£550,000

Queens Gate Gardens, London, SW15

A three bedroom ground floor flat measuring 869 Sq ft with a long lease and no onward chain.

Located within Queens Gate Gardens, just off the Upper Richmond Road, this immaculate property is very well presented, with lots of natural light and a fabulous open plan living space.

The accommodation comprises three double bedrooms with fitted wardrobes, a modern bathroom with a storage cupboard and an additional W.C just off the hallway. The living space is fantastic area to relax, cook and entertain, it benefits from a modern kitchen and private south facing terrace.

Residents benefit from off-street parking on a first come first serve basis with well maintained communal gardens. To be sold with no onward chain, in ideal buy to let investment or first time purchase.

Share of freehold
Long lease, 999 years
Service charge £2192 PA
Ground rent £0.00
EPC rating C

- Three bedrooms
- Modern bathroom
- Open plan living space, south facing
- Modern kitchen
- EPC rating C - Council tax band E - Share of freehold
- Ground floor
- Private terrace
- Parking for residents (first come first serve)
- No onward chain
- Newly decorated, new carpets

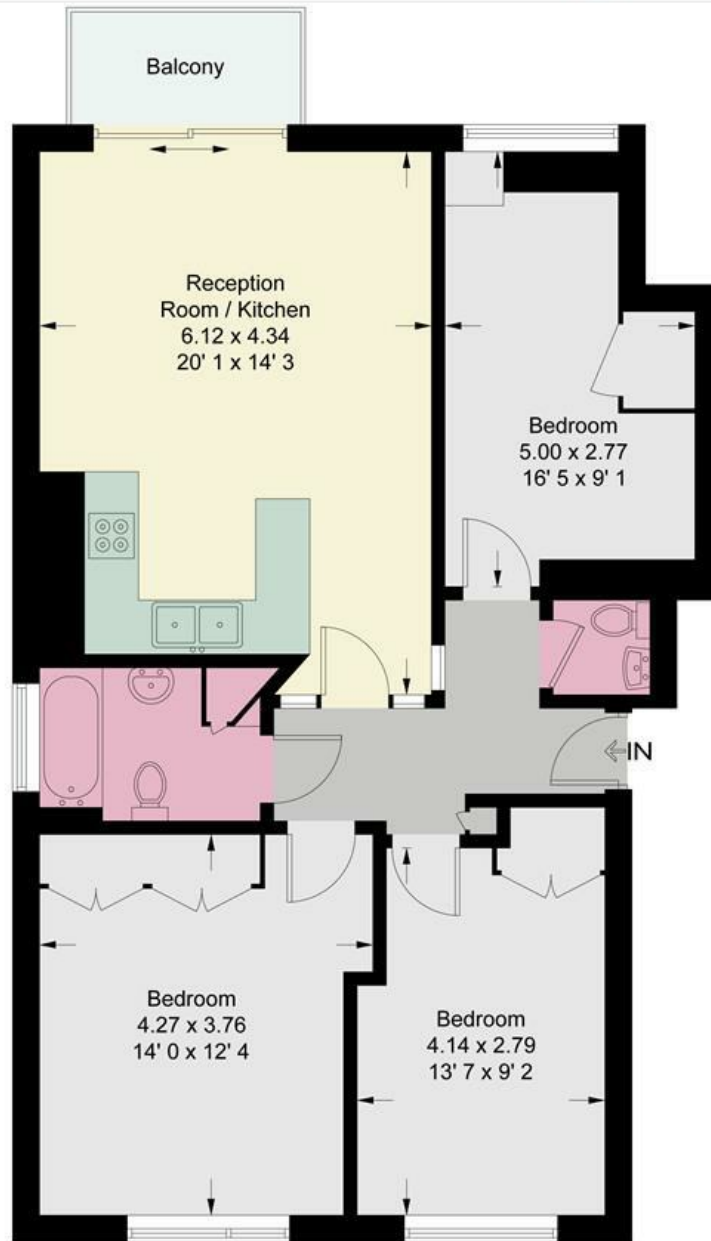


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Queensgate Gardens

Approximate Gross Internal Area = 869 sq ft / 80.7 sq m



Ground Floor

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) A			
(81-91) B			
(69-80) C		77	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

