



## FOR SALE

**£400,000**

Guide Price

Cortis Road, London, SW15

Welcome to this charming two-bedroom flat located in Ramsey Court on Cortis Road, London. Spanning an impressive 682 square feet, this purpose-built flat offers a comfortable living space that is perfect for individuals or small families seeking a home in the vibrant city.

As you enter, you will find a spacious reception room that provides a welcoming atmosphere, ideal for relaxation or entertaining guests. The flat features two well-proportioned bedrooms, which offer ample space for rest and personalisation. The bathroom is conveniently located, catering to the needs of modern living.

This property is in need of updating, presenting a wonderful opportunity for buyers to put their own stamp on it and create a home that reflects their personal style. With a long lease and low running costs, this flat is not only a great investment but also a practical choice for those looking to manage their expenses effectively.

One of the standout features of this property is the allocated off-street parking space, a rare find in London, ensuring that you have a secure place for your vehicle. Additionally, the flat is offered with no onward chain, allowing for a smooth and straightforward purchasing process.



Two Spacious Bedrooms



One Bathroom



Large Reception Room & Separate Kitchen



Off Street, Allocated Parking



EPC Rating C - Council Tax Band C - Leasehold



682 sq ft/ 63.4 sq m



In Need of Updating



Long Lease



Communal Gardens

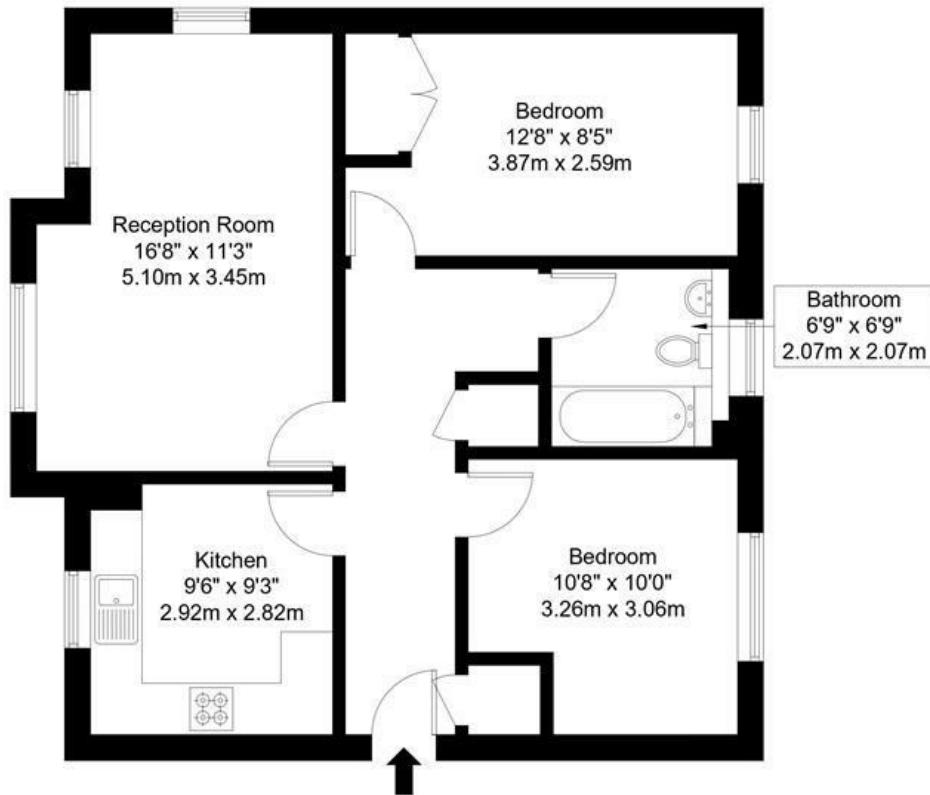
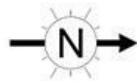


No Onward Chain



# Cortis Road, SW15 3AX

Approx Gross Internal Area = 63.4 sq m / 682 sq ft



## First Floor

Ref :

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P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| 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) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

