JAMES ANDERSON

# FOR SALE

# £325,000

Vale Parade, London, SW15

Guide Price

A well presented three bedroom home offering generous proportions, a practical layout and a bright, contemporary feel throughout. Ideally situated in the popular Kingston Vale area, the property provides an excellent balance of comfortable living space, modern amenities and convenient access to some of South West London's most attractive green spaces.

The heart of the home is the bright open plan kitchen and living space, creating a versatile environment for both everyday living and entertaining. A characterful fireplace adds warmth and personality to the room, complementing the modern finish and providing an attractive focal point. The fitted kitchen is well equipped with a range of contemporary units and work surfaces, while the open-plan arrangement allows natural light to flow through the principal living area.

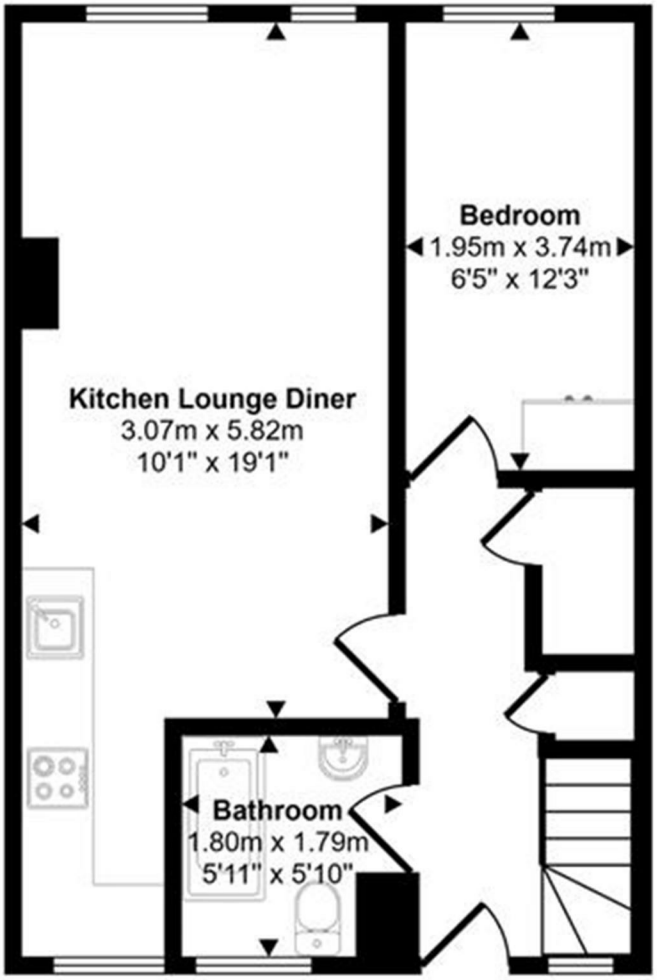
The property offers three well proportioned bedrooms, providing flexibility for families, couples or those looking for additional space to work from home. A contemporary bathroom completes the accommodation, while useful built in storage throughout including the loft space helps maximise the available space and maintains a clean, uncluttered feel.

The location is a particular highlight. Kingston Vale is surrounded by some of South West London's finest open spaces, with both Richmond Park and Wimbledon Common within easy reach, providing exceptional opportunities for walking, running, cycling and enjoying the outdoors.

For commuters, the property is also conveniently positioned for access to the A3, providing straightforward connections towards Central London, Kingston and the wider road network. Local bus services offer routes towards Putney, Kingston and Wimbledon, while the surrounding area provides a selection of shops, cafés, schools and everyday amenities.

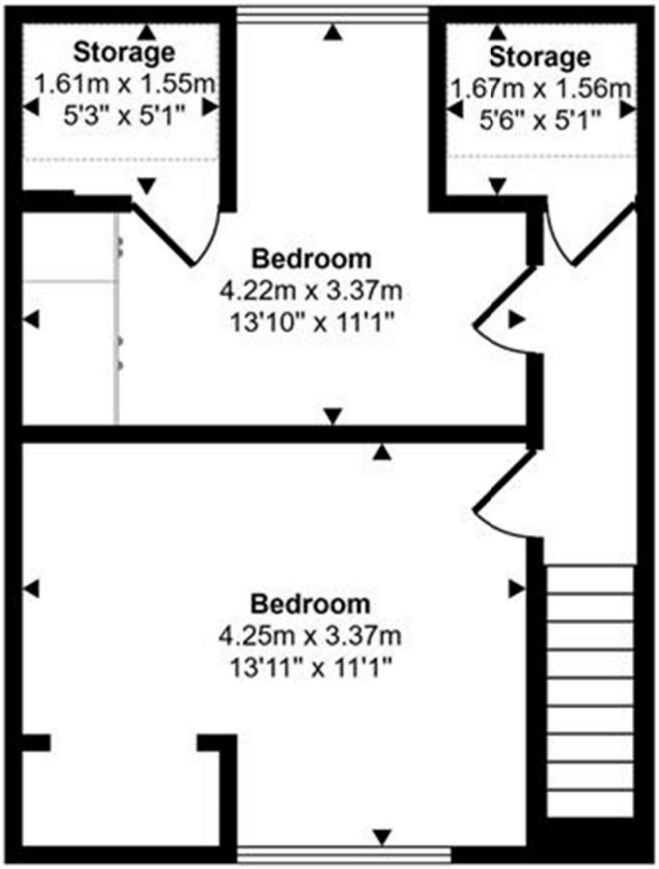
Tenure - Leasehold - 974 Years Remain
SC - £0
GR - £0
CT - C
EPC - D

**Approx Gross Internal Area**
**76 sq m / 819 sq ft**




## Ground Floor

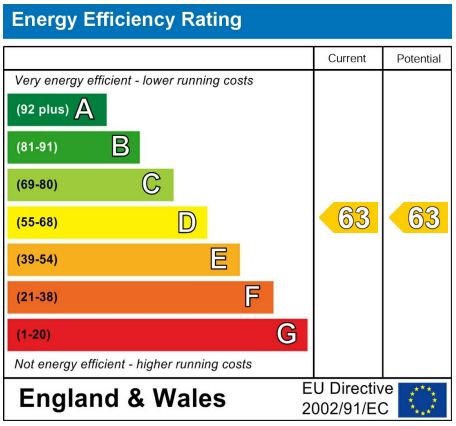
**Approx 40 sq m / 429 sq ft**

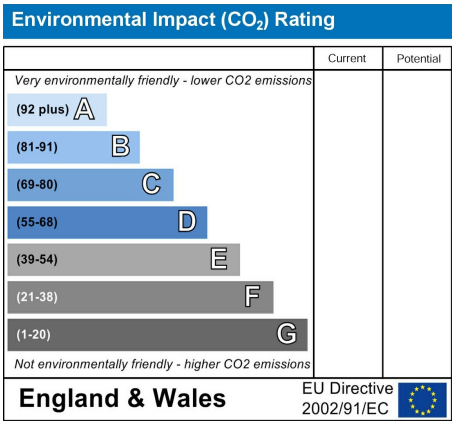



## First Floor

**Approx 36 sq m / 391 sq ft**

Denotes head height below 1.5m

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