



**Kingsway, London SW14 7HN**

## Welcome to

## Kingsway, London

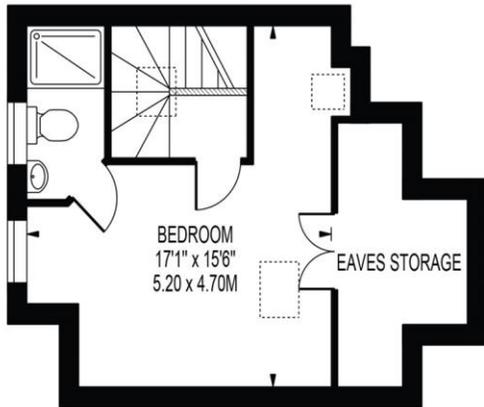
A superb 3 bedroom Edwardian maisonette with private South Facing Garden and Share of Freehold, over 960 year lease, offered in superb condition and no onward chain.



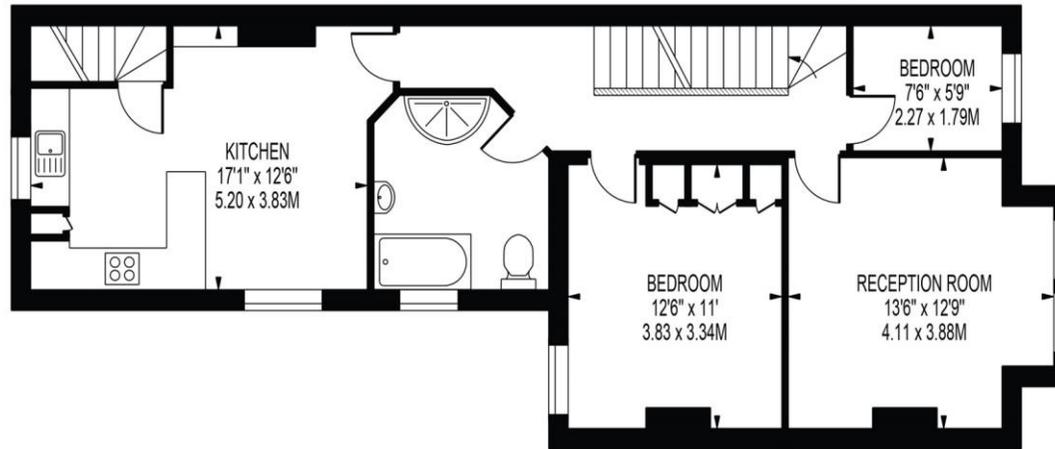
# KINGSWAY

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1146 SQ FT - 106.49 SQ M  
(INCLUDING EAVES STORAGE)

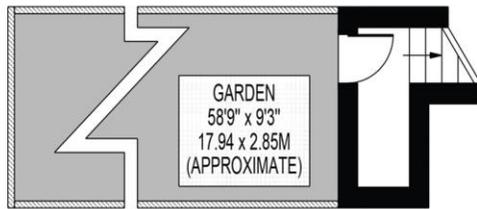
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 60 SQ FT - 5.60 SQ M



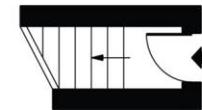
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR  
ENTRANCE

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Being nearly 1200 square foot, this 3-bedroom spacious Edwardian maisonette has a private south facing garden, and is ideal for a young growing family. Over 3 floors the property retains period features, including a lovely fireplace in the reception room. The spacious south facing double aspect kitchen/breakfast room, has a breakfast bar and space for a dining table and sofa. 3 bedrooms, 2 of which are good doubles with wardrobe space and storage. The principal of which has an ensuite shower room. The 3rd bedroom is a good child's bedroom or study. The family bathroom has a roll top bath and separate shower.

The garden is partly decked and has a lawn. There is a garden shed, ideal for bikes or general storage. The property has a mix of wooden floors and carpeting. Double glazing and gas central heating. Storage is in the eaves and is expansive and accessible, additionally there is a loft area over the kitchen with an access hatch in the hallway. The property is offered with no onward chain.

Share of Freehold, lease over 950 years

Council Tax Band D

EPC- C

## Welcome to

## Kingsway, London

- 3 bedroom Maisonette.
- Private South Facing Garden
- Kitchen Breakfast Room
- Spacious Reception Room
- Bathroom and Ensuite Shower Room

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £729,950



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SHN106364](https://barnardmarcus.co.uk/Property/SHN106364)



Property Ref:  
SHN106364 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



**020 8876 0152**



[EastSheen@barnardmarcus.co.uk](mailto:EastSheen@barnardmarcus.co.uk)



371 Upper Richmond Road West, East Sheen,  
LONDON, SW14 7NX



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**