



barnard marcus

Hector Court, Cambalt Road, London SW15 6EX

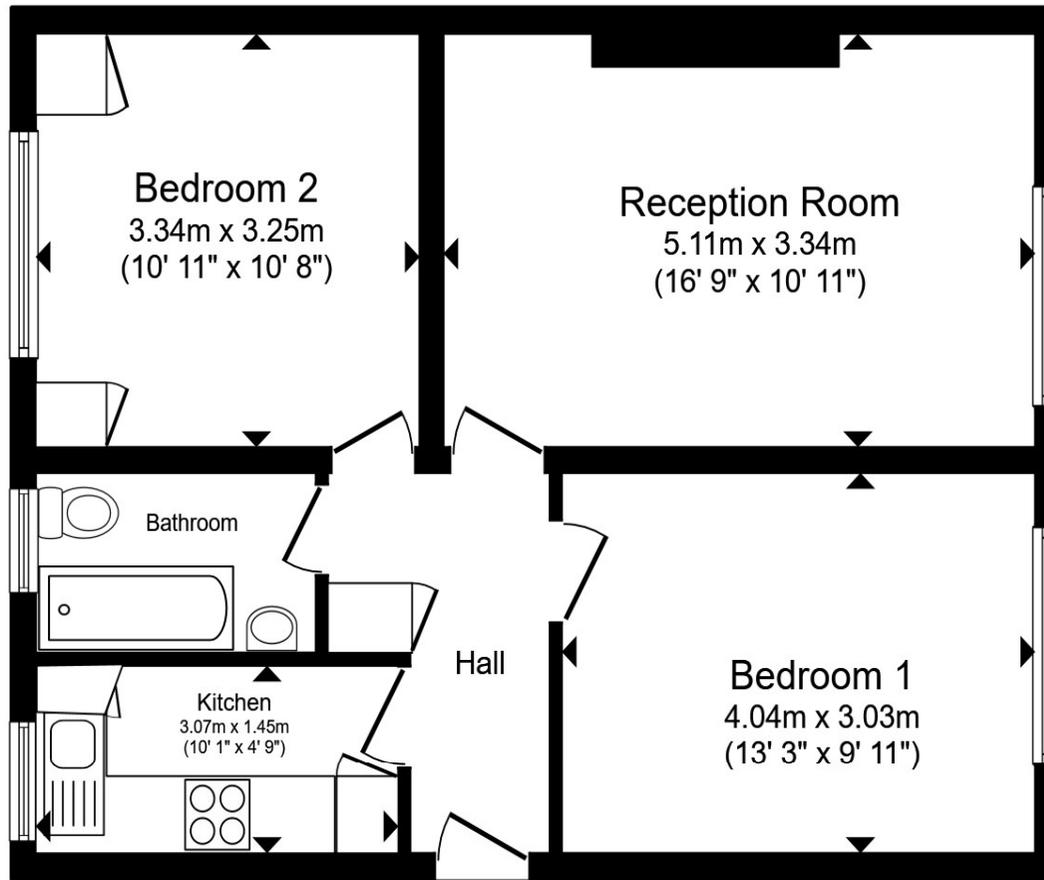

barnard
marcus

welcome to

Hector Court, Cambalt Road, London

This delightful two-bedroom apartment is situated on the ground floor of a small purpose-built block of flats set in its own generous communal grounds. Share of Freehold, Long Lease & Chain free.





Ground Floor

This delightful two-bedroom apartment is situated on the ground floor of a small purpose-built block of flats set in its own generous communal grounds.

It has a light and airy feel due to front and rear aspects. The property is double glazed and has gas central heating.

Accommodation is with two well-proportioned double bedrooms, as well as a bright spacious reception room.

Outside, there is a garage in a small separate block along with communal grounds mainly laid to lawn.

Share of freehold.

Total floor area 54.3 m² (584 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Hector Court, Cambalt Road, London

- Ground Floor Flat
- Two Double Bedrooms
- Good Central Location
- Close to amenities
- Long Lease

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 3498.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1968. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£500,000



view this property online barnardmarcus.co.uk/Property/PUR107663



Property Ref:
PUR107663 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



barnard marcus



020 8785 3322



Putney@barnardmarcus.co.uk



155 Upper Richmond Road, Putney, LONDON,
SW15 2TX



barnardmarcus.co.uk