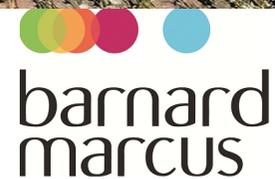




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**Rydal Gardens, London, SW15 3QQ**

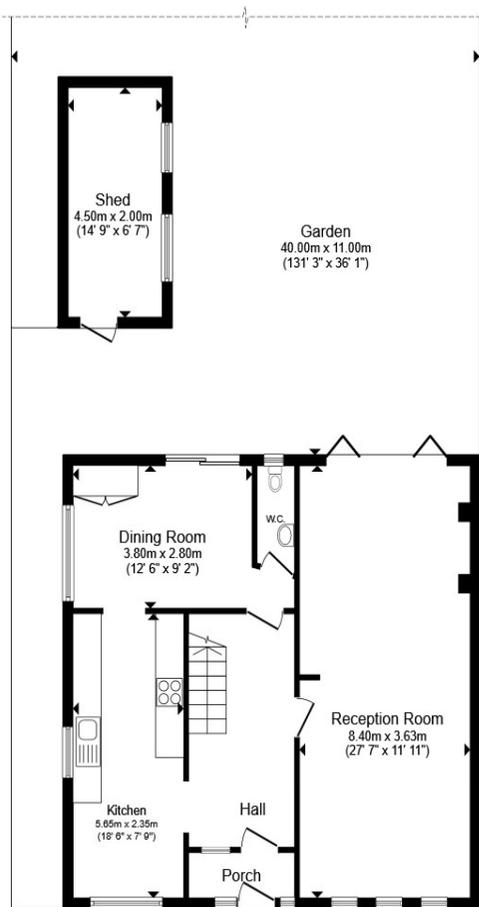


**welcome to**

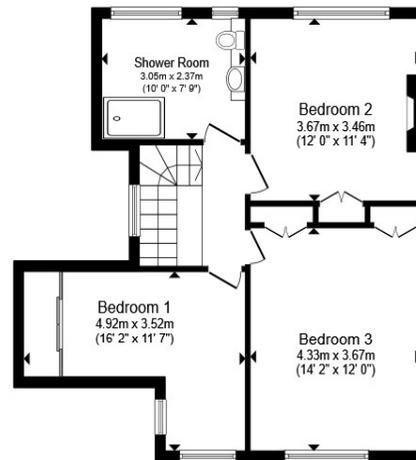
## **Rydal Gardens, London**

This rare to the market impressive semi-detached, three bedroom residence located in the ever popular Kingston Vale area. This property comprises of a well balanced through reception room providing ample natural light and leading directly onto a large west-facing secluded rear garden. There is a large separate fitted kitchen leading through to an additional dining room and downstairs WC to the rear of the property. Continue upstairs are three double bedroom, two of which are complete with built in storage and a large family bathroom. Additional benefits include gas fired central heating, double glazing, large frontage with parking for multiple vehicles, bright and airy throughout, generous room dimensions and situation on a large plot with huge scope for further extensions (stpp)





**Ground Floor**



**First Floor**



Total floor area 137.1 m<sup>2</sup> (1,476 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](http://www.propertybox.io)



### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

welcome to

## Rydal Gardens, London

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain Free
- Three Bedrooms
- Beautiful Large Private Rear Garden
- Off Street Parking
- Large Room Dimensions
- Located on a Quiet Cul-de-Sac

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: G

guide price

**£1,050,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML106207](https://barnardmarcus.co.uk/Property/NML106207)



Property Ref:  
NML106207 - 0002

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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.



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