



The Acorns, Augustus Road, London SW19 6EQ

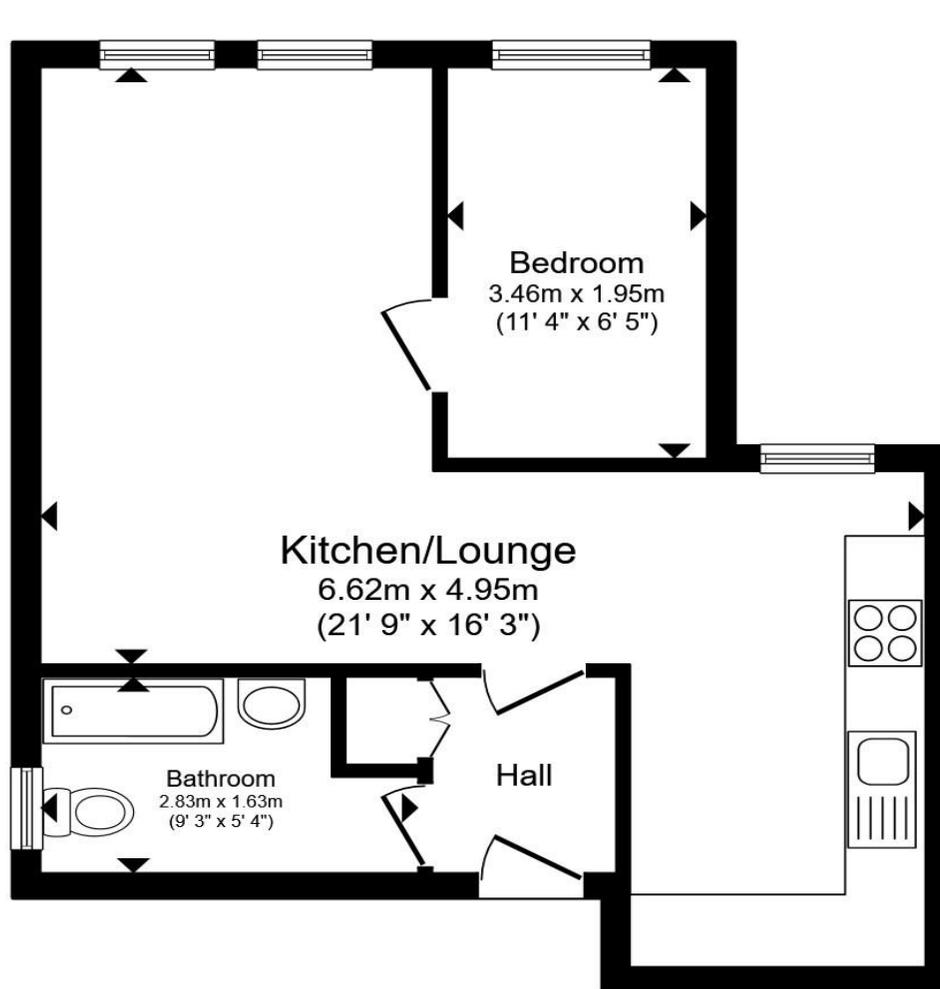
welcome to

The Acorns Augustus Road, London

Offering 436 sq ft of accommodation, this spacious one-bedroom apartment set in a sought after private building within easy access of Southfields Village and local shops. Comprising one bedroom, living room with space for dining, kitchen with integrated fridge/freezer and plumbed in washing machine and three-piece bathroom. The property further benefits from a share of the freehold, communal roof terrace with fabulous views and allocated parking.

The Acorns is set on a lovely tree lined section of Augustus Road and is within moments of Southfields Village with its shopping and transport facilities including the District Line tube station. There are nearby bus routes to Wimbledon, Putney and Wandsworth. Wimbledon Common, offering many miles of beautiful woodland paths and outdoor cafes, is just 5 mins walk away. There are various recreational facilities at Wimbledon Park. Wimbledon Tennis Grounds are within a 12 min walk and the property is currently within the associated community ticketing scheme.





Total floor area 40.5 m² (436 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

The Acorns Augustus Road, London

- Communal Roof Terrace
- Wimbledon Tennis Community Scheme
- No Onward Chain
- Share of Freehold
- 436 SqFt of Accommodation

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: 1684.15

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£275,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS106951



Property Ref:
SFS106951 - 0003

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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