

## West Barnes Lane Motspur Park, KT3 6NB

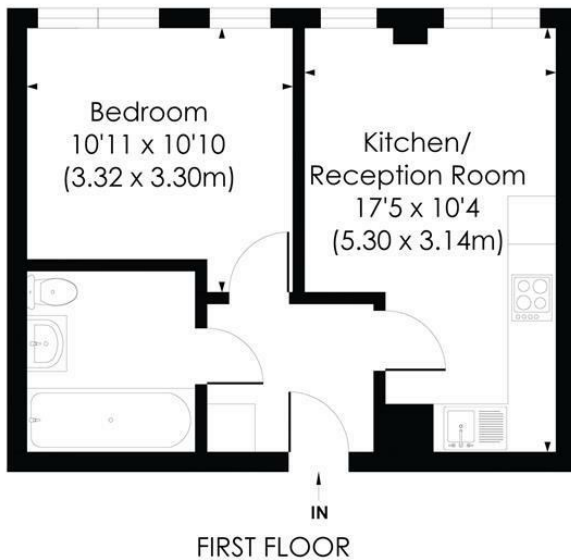
£280,000 Leasehold



**This ONE DOUBLE BEDROOM, first floor apartment is just over four years old and well within the 10 year warranty, with the building also including a lift. The apartment comprises an open plan kitchen/living space featuring integrated appliances and storage cupboards, modern bathroom and double bedroom. The apartment is ideally located, being served by newly refurbished Motspur Park station (25 minute door-to-door commute into London Waterloo), Motspur Park high street and The Sir Joseph Hood Memorial Playing Fields. The locality also benefits from easy access to the A3 and excellent local bus services, making this a superb first time or investment purchase.**

**WEST BARNES LANE, KT3**

Approx. Gross Internal Floor Area  
377 Sq. ft/35.03 Sq. m

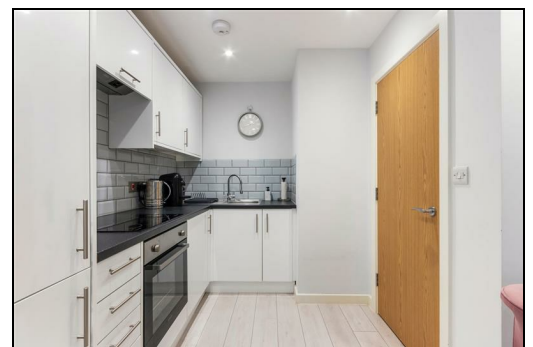


© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- One Double Bedroom
- First Floor Apartment (With Lift)
- Open Plan Kitchen Reception Room
- Spacious Bedroom
- 144 Year Lease
- 0.1 Mile to Motspur Park Station And Amenities
- Beautifully Presented Throughout
- Service Charge - £1,297.50 PA
- EPC - D
- Council Tax Band - C



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)	66	66
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

**For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595**



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

