

**Auction**

2 bed maisonette to buy in SW15

Clarence Lane, London, London, SW15
5PZ

£300,000

 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Residents parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ In superb condition, this split level purpose-built maisonette is situated right on the edge of
- ✓ First and second floors of a purpose built block (no lift)
- ✓ 2 double bedrooms
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A well-presented and spacious two-bedroom split-level maisonette, arranged over the first and second floors of a purpose-built block and positioned on the edge of Richmond Park.

The property is in superb condition throughout and offers well-proportioned accommodation comprising two double bedrooms, a bright reception room, an eat-in kitchen, a modern bathroom and a separate WC. Large windows provide good natural light, while the split-level layout gives the property a greater sense of space and separation between the living and sleeping accommodation.

The maisonette is currently let under an Assured Periodic Tenancy, making it an attractive opportunity for an investor seeking an income-producing property in an established residential location.

Richmond Park is approximately a five-minute walk away via Roehampton Gate, providing immediate access to extensive open green space. Barnes Station, with direct services to London Waterloo, is the nearest railway station.

Parking is available on street on a first-come, first-served basis. Please note that the building does not have a lift.

Council Tax Band: C

Tenure: Leasehold

Annual Service Charge Amount: £1,306.00

Price: Starting Bid £300,000

Property Type: Maisonette

Parking: Residents

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Clarence Lane, London, London, SW15 5PZ

Contact your local branch today for more information on this property:

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