

LAURENT
RESIDENTIAL



FAIRACRES
LONDON, SW15 5LY

£1,200,000
SHARE OF FREEHOLD

FAIRACRES

- Idyllic setting • Superb lateral space • Grand entrance hall • Spacious reception • Dining room • Four bedrooms • Two bathrooms • Private balcony • Parking • No onward chain



A super 1,750sqft second-floor apartment set in the picturesque and leafy surrounds of Fairacres.

Offering generous lateral space with two reception rooms, a balcony, and communal garden views. With a generous fitted kitchen, three bedrooms plus a study/fourth bedroom option, and two bathrooms plus a separate WC, it's ideal for families or downsizers.

Perfectly placed for Richmond Park, Wimbledon Common, The Roehampton Club and within easy reach of excellent schooling in Putney, Barnes Richmond, and Wimbledon, including Ibstock Place just up the road.

Well connected via local bus links and road routes for access to Putney, Barnes and Richmond, including Barnes train station giving easy access into central London.

Check your broadband and mobile coverage here
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

Tenure: Share of Freehold

Service Charge: £11,000pa (includes hot water, heating, reserve fund contribution, building insurance, gardener and porters.)

Council: Wandsworth

Council tax band: G

Fairacres, London, SW15

Approximate Gross Internal Floor Area = 162.58 sq m / 1750 sq ft



Second Floor

All Measurements are in Accordance to the RICS Code Of Measuring Practice.
Measurements are Approximate & only for illustrative purpose.
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FAIRACRES





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ADDITIONAL INFORMATION

Local Authority – Wandsworth

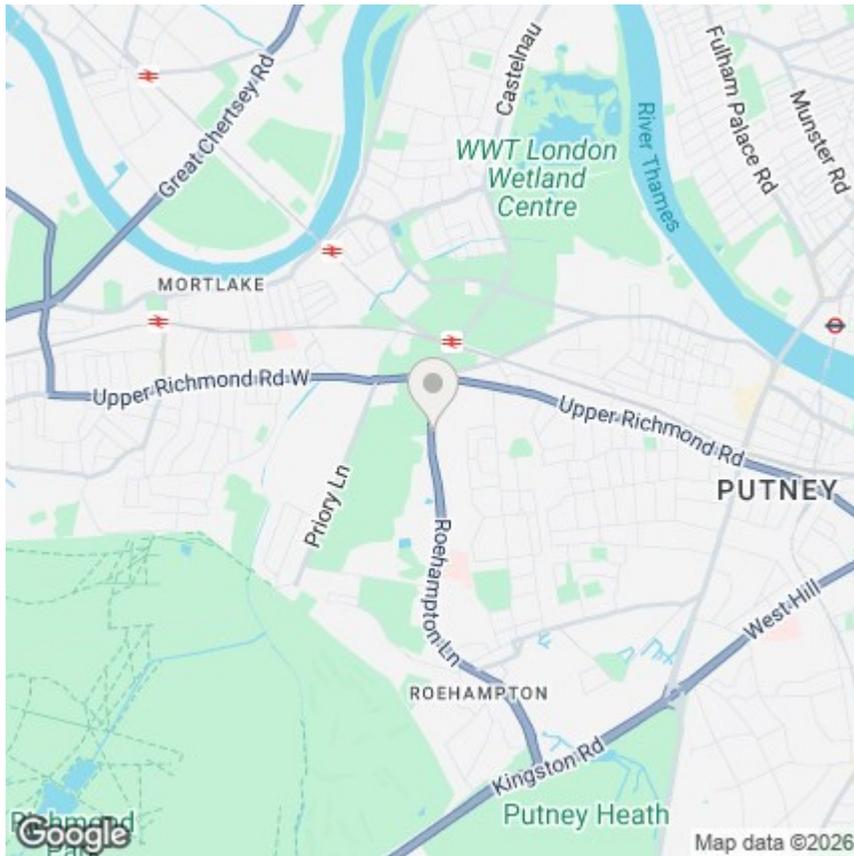
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 1750.00 sq ft

Tenure – Share of Freehold





Energy Efficiency Rating

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements