

Sherbrooke Way, Worcester Park, KT4

£399,950 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud to present to the market this immaculate two bedroom flat within the highly desirable and prestigious Hamptons development. The property is located on the ground floor of a purpose built block and benefits from a private veranda around one side of the whole property. Upon entering the property there is a spacious hallway with plenty of built in storage. The large open plan kitchen/living room is neutrally decorated to a very high standard and has modern integrated appliances including a dishwasher. There is a large central island with ample storage providing the perfect space for entertaining. There are two spacious double bedrooms both with built in storage and both benefitting from doors out on to the private veranda. There is a modern family bathroom with shower over bath and underfloor heating. The property further benefits from one allocated parking space and secure bike storage.

Two double bedrooms

Spacious reception/kitchen area

Modern interior throughout

Allocated parking

Private development

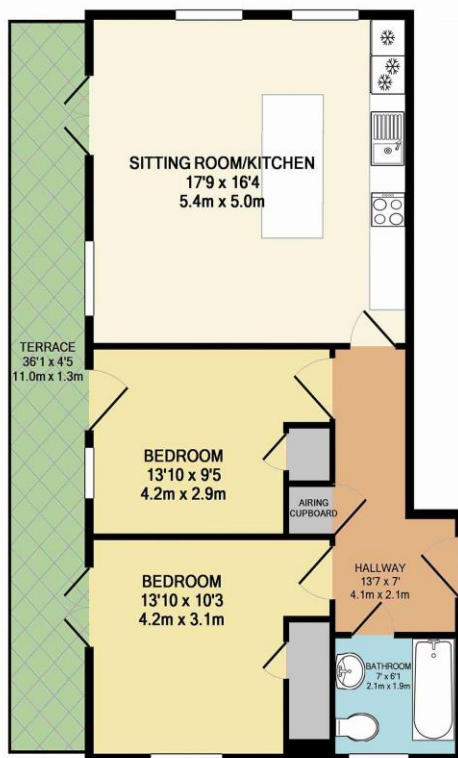
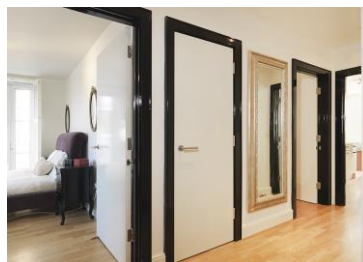
24 hour security

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TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.3 SQ.M.)

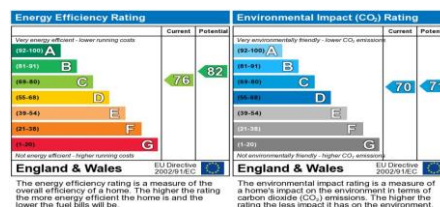
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Leasehold

Council Tax: D

Local Authority: London Borough of Merton

EPC Rating: C



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.