



Frensham Drive, London,  
Offers In Excess Of £350,000 - Leasehold

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**WILLIAMS  
HARLOW**











Williams Harlow Cheam – A ground floor, split level maisonette in great condition and with the benefit of it's own rear garden. Parking within yards of your own front door and 100 yards of the local parade of shops. The surrounding area is going to popular for its access onto the A3 and Kingston Uni. Offered without an onward chain.

## The Property

Internally its very much like a house. Enter into the spacious entrance hall via your own front door and the large eat in kitchen is on your left and the lounge ahead. Stairs up to the first floor provide access to the three bedrooms, shower room and separate lavatory. The property is spacious and homely, having been the home to the occupier for many years.

## Outside Space

A small courtyard to the front and a superb private rear garden ensure this property offers so much more than the standard.

## Local Area

Putney Vale is a small, tucked away town just off the A3. The large Asda is handy marker for proximity but is just one of the amenities on offer here. You additionally are walking distance to Kingston Uni, Putney vale commentary, Thomas Putney Vale school and lots of open green space. Kingston Hill, Wimbledon Common and Roehampton are a little further on the A3.

## Why You Should Buy

It's easier to ask why not as this flat has everything, space, garden, three bedrooms, good condition and access into Central London. The fortunate buyer is handsomely set.

## Features

Three Bedrooms – Split Level – Garden – Nearby Parking – Separate W.C. – Shower Room – Lounge with Garden Access

## Benefits

No Onward Chain – Walk To Shops – Walk To School – Walk To Uni – Little Work Required

## Lease and Charges

Date : 24 July 1989

Term : 125 years from 24 July 1989

Rent : A Peppercorn

Service charge: Circa £1569

## Local Schools

Thomas Putney Vale Senior School – Private – 2 – 18

Heathmere Infant and primary – State – 3 – 11

Sacred Heart Primary School – Catholic School 4 – 11

Ark Putney Academy – A non-selective school – 11 – 18

## Local Transport

Buses

265 To Tolworth Via Malden

85 To Kingston and Putney Bridge

K3 To Esher Via Kingston

## EPC AND COUNCIL TAX

D AND C

## Why Williams Harlow

We offer specific and professional expertise within this area.

Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Cheam Office  
 Call: 020 8642 5316  
 5 The Broadway, Cheam, Surrey,  
 SM3 8BH

[cheam@williamsharlow.co.uk](mailto:cheam@williamsharlow.co.uk)  
[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

