



32A, WALTON STREET
LONDON, SW3

Asking Price £1,795,000 Leasehold - Share of Freehold

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PROPERTY CONSULTANTS

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Description

Sole Agents Napier Watt are pleased to offer for sale this recently refurbished and immaculately presented garden flat arranged over the lower ground floor of this stucco fronted period corner building. The property has been comprehensively refurbished and thoughtfully arranged comprising a spacious reception room, contemporary kitchen, a master bedroom with built-in wardrobe and an en-suite

bathroom, a further double bedroom, shower room and useful desk

2 Bedrooms : 2 Bathrooms : Reception Room : Kitchen : Garden : EPC D



Walton Street
Approx. Gross Internal Area 991 Sq Ft - 92.07 Sq M



Lower Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

TERMS

Leasehold and Share of Freehold -999 years from 25 December 1996

Ground Rent : A peppercorn

EPC : D

For Clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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