



BARKSTON GARDENS, LONDON SW5

Asking Price £2,350,000 Share of Freehold

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**NAPIER WATT**

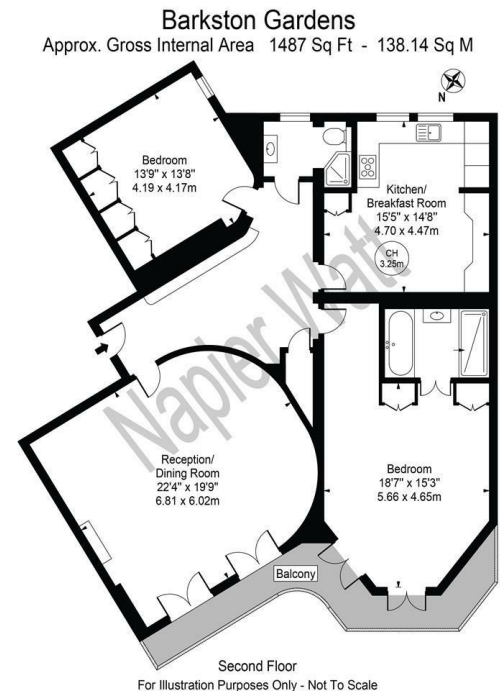
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## Description

Immaculately refurbished with great style and paying particular attention to detail, this 2nd floor mansion flat boasts fantastic volume throughout and benefits from wonderful views over the beautiful communal gardens to the front and an open and leafy aspect to the rear.

Drawing Room : Kitchen/Breakfast Room : Master Bedroom With Ensuite Bathroom : Bedroom 2 : Shower Room : Balcony : Porter : Lift : Access To Communal Gardens : EPC Rating TBC



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

Share Of Freehold : 999 years from 29 September 1981  
Ground Rent : £0pa  
Service Charge : £5,599.04 pa  
Council Tax : K and C Band G

**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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