



# Cressy House, Queens Ride, London

2 bedroom flat for sale

Offers in excess of £525,000  
Leasehold

## Description

CHAIN-FREE 2 double-bed apartment enjoying large residents' garden, facing Barnes Common, parking, garage, spacious & modern kitchen & bathroom, original parquet flooring in hall and double-aspect living room, 7 mins' walk Barnes Station (Google) Viewing SATURDAY SEPT 17TH 11am-12.00. Call now!  
1st floor flat, private garage & residents' parking at rear. Cressy House is right on the edge of Barnes Common, a short walk to Putney as well as well Barnes Village.

The property is current tenanted hence chain-free and fixed-time open viewing. Tenant has already found a new home.

Council Tax Band: D

Tenure: Leasehold (132 years)

Ground Rent: £0 per year

Service Charge: £3,204 per year

## Tenure

Leasehold



# CRESSY HOUSE, SW13



**APPROXIMATE GROSS INTERNAL FLOOR AREA 770 SQ FT / 71.5 SQ M**

**GARAGE 123 SQ FT / 11.4 SQ M**

**TOTAL 893 SQ FT / 82.9 SQ M**

This floor plan is for identification purposes only, and is not to scale.  
Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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