



**CLARENCE LANE, LONDON, SW15**  
£200,000

**Carter Jonas**

# CLARENCE LANE, LONDON, SW15

## A WELL PRESENTED ONE BEDROOM FLAT IN THIS QUIET DEVELOPMENT FOR THE OVER 55'S.

This well-appointed one-bedroom flat is located on the ground floor. The flat comprises a large reception room leading through to a semi open plan kitchen and doors out to communal gardens. There is a good-sized bedroom with built in cupboards and a shower room.

Cedars Court is located close to Roehampton High Street and the open spaces of Richmond Park. There are excellent bus routes to Barnes Station and Putney Bridge.

\*Please note that this property can only be sold to those over the age of 55. \*

Sole Agents. Chain free.



### AMENITIES

- One bedroom
- Communal gardens
- Over 55's
- Leasehold

**TENURE** Leasehold with 62 years and 5 months left

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** D



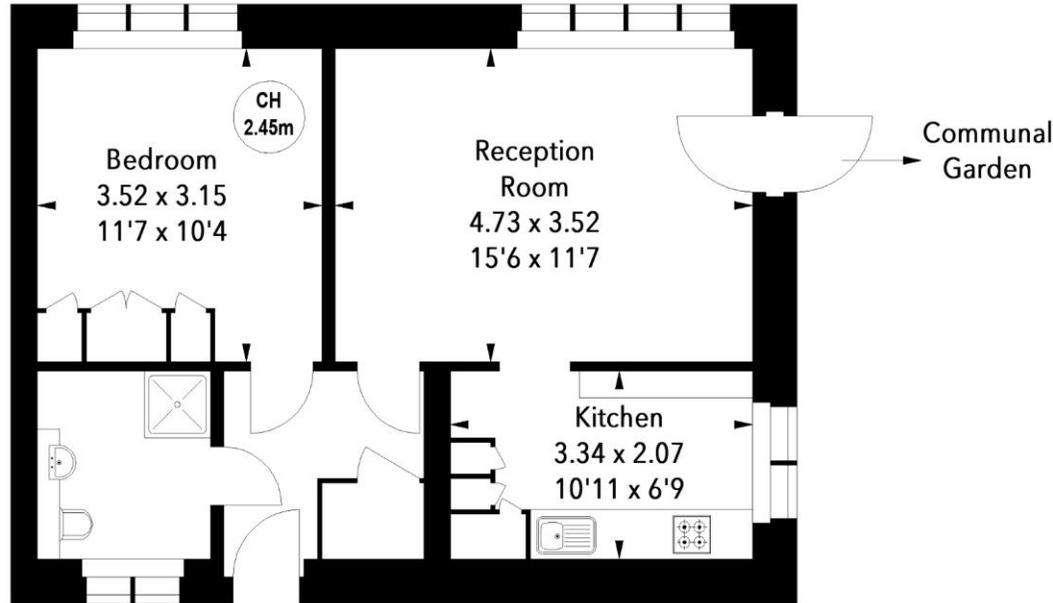


Classification L2 - Business Data

# Cedars Court , SW15

Approximate Area = 46.08 sq m / 496 sq ft

Key :  
CH - Ceiling Height



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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### IMPORTANT INFORMATION

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Classification L2 - Business Data