



**Hardwicks Square  
London  
SW18**

**Offers In Excess Of £400,000**

**bettermove**

# Hardwicks Square London

Bettermove are proud to present this 2 bedroom flat in London. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing under floor heating, and gas central heating throughout, with off street parking available via the allocated space.

The council tax band is E.

This is a leasehold property with 114 years remaining on the lease; the ground rent is £400pa and the service charge is £7,000.

The interior of this beautifully presented property comprises a spacious living and dining area and fitted kitchen, as well as the 2 bedrooms and the family bathroom. The exterior boasts a private balcony, perfect for enjoying the summer months.

Located in the popular city of London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from East Putney underground station (0.9 miles) and Wandsworth Town train station (0.7 miles), variety of bus routes, which includes a 10 minute bus ride to Clapham Junction and the A214.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.







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