



**GIPTY LANE, LONDON, SW15**  
£600,000

**Carter Jonas**



## GIPSY LANE, LONDON, SW15

### SUPERBLY LOCATED CLOSE TO BARNES STATION (CONNECTING TO LONDON WATERLOO) IS THIS WELL PROPORTIONED TWO DOUBLE BEDROOM FOURTH FLOOR APARTMENT WITH A PRIVATE BALCONY.

Superbly located close to Barnes station (connecting to London Waterloo) is this well proportioned two double bedroom fourth floor apartment with a private balcony. A spacious reception room opens onto the balcony and provides space for lounge and dining areas. Accessed via a good-sized hallway with built in store cupboards is a larger than average fitted kitchen that also has space for a breakfast table and chairs. Both bedrooms have built in wardrobes, there is also a shower room and bathroom with access off the hallway.

Sycamore Lodge sits within this popular development with well-maintained communal gardens, secure bike storage is provided, there is an estate manager, and the block has a video-entry phone and lift. This flat has an allocated parking space which is under a separate lease of 70 years.

In addition to being close to the BR station the immediate area is well served by local bus routes to Hammersmith, Putney and Richmond, there are highly sought after primary schools and several leisure and recreational amenities, including Barnes and Palewell Common as well as Richmond Park. There are numerous sports clubs nearby including The Riverside Club, The Roehampton Club, The Bank of England Sports Ground and a number of Golf Clubs.

This is a great property for commuters, first time buyers, downsizers or those looking for a London apartment.

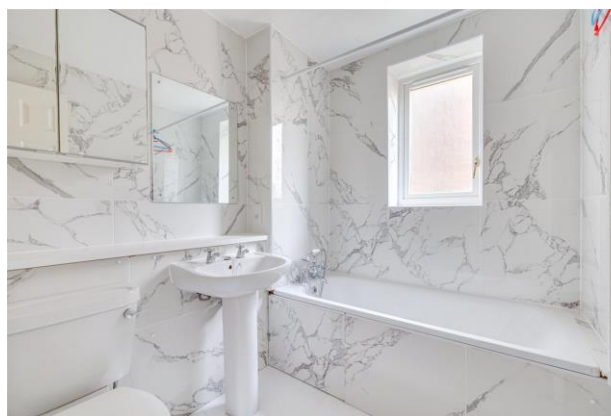
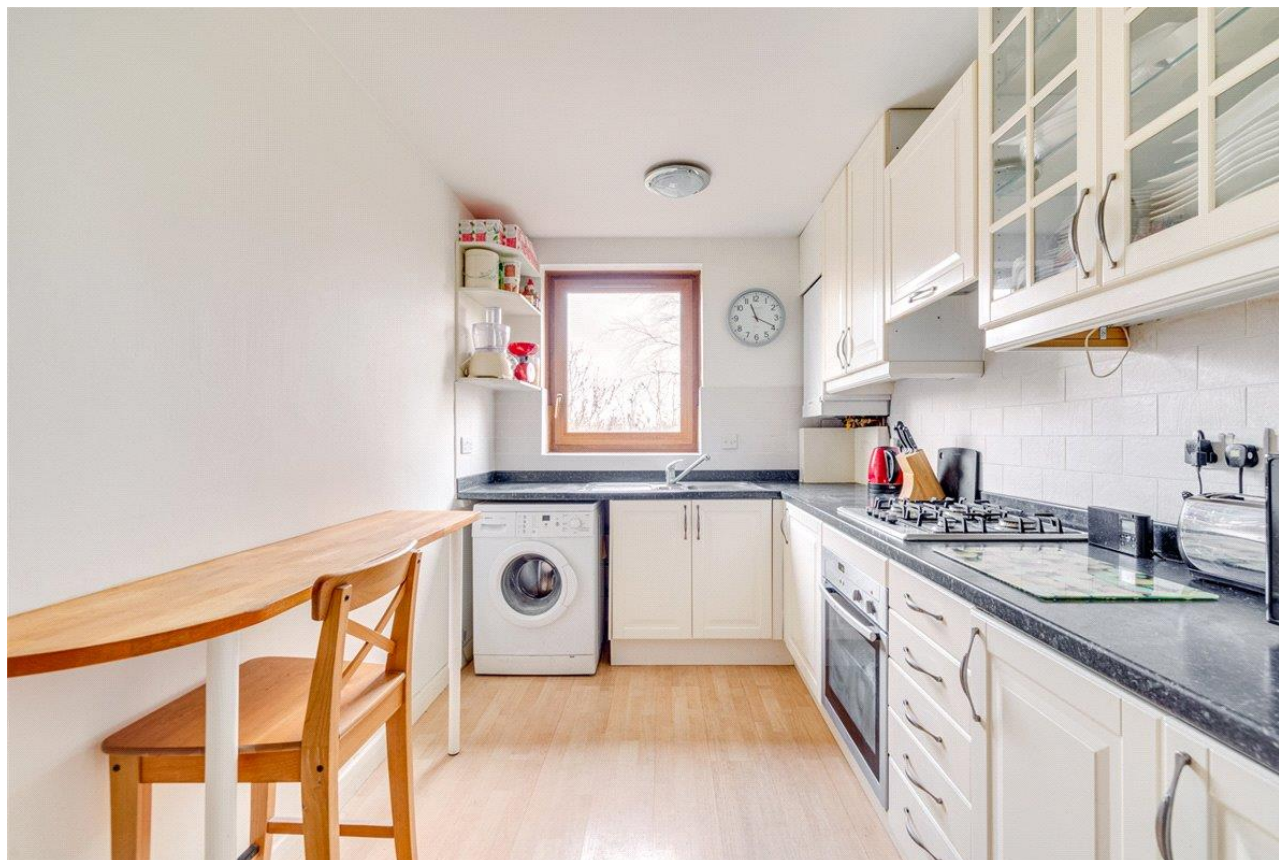
#### AMENITIES

- Share of Freehold
- Allocated Underground Parking Space
- Door Entry System
- Lift
- 10 Mins Walk to Barnes Station
- 1000 sq ft

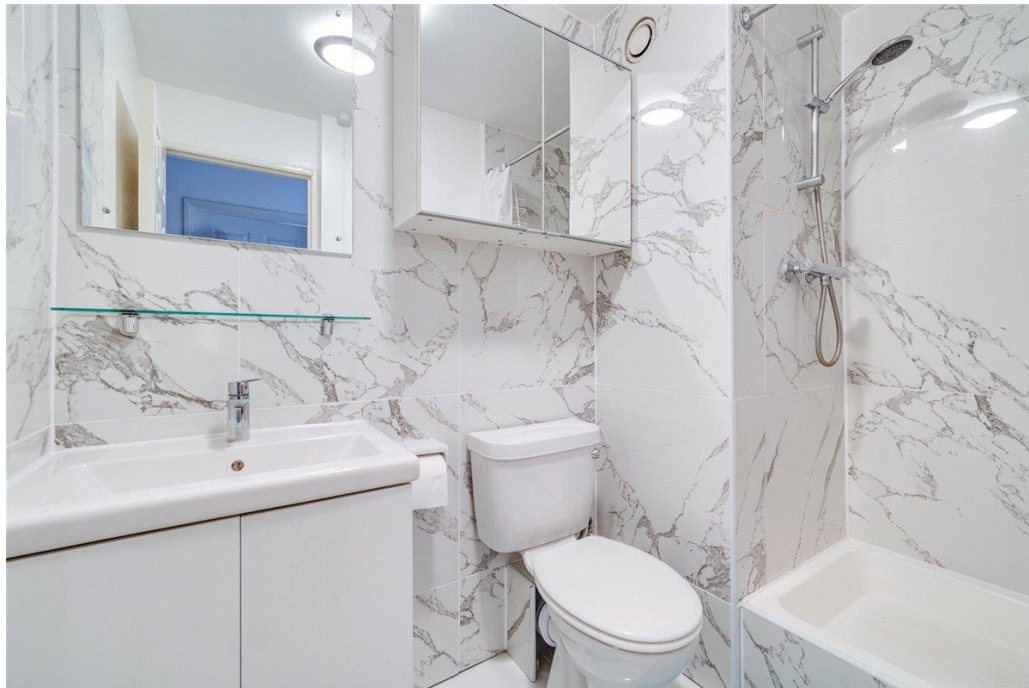
**TENURE** Leasehold

**LOCAL AUTHORITY** Richmond Borough Council

**EPC BAND** C





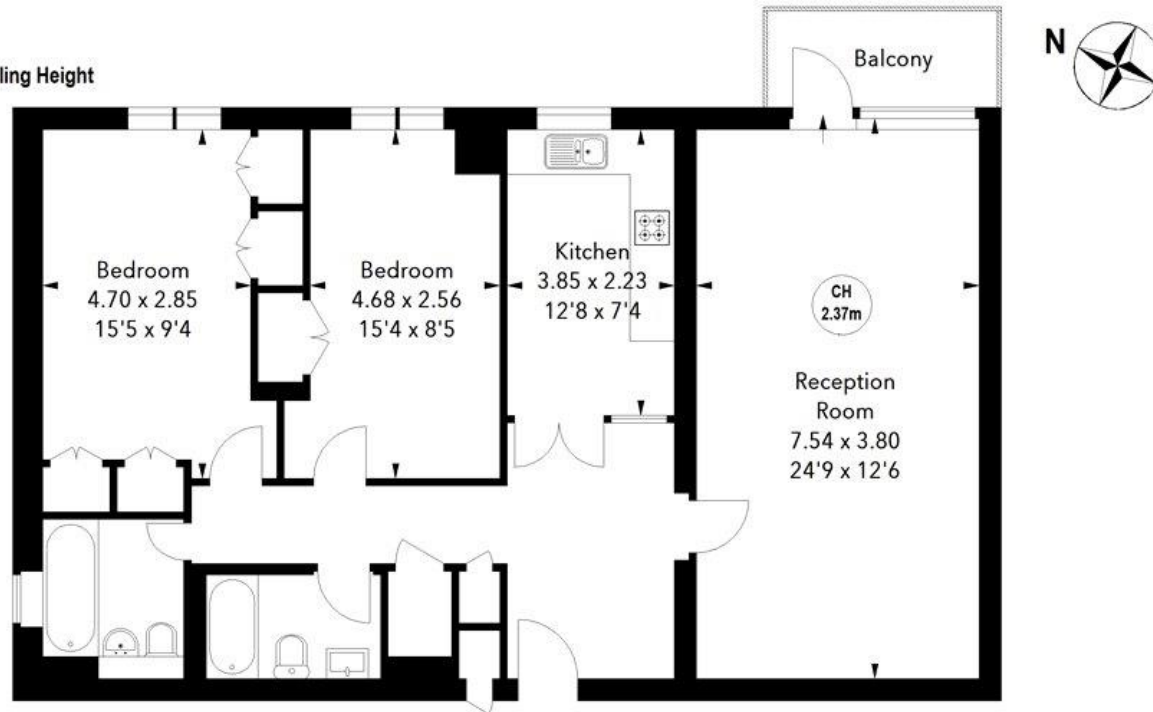




## Sycamore Lodge, SW15

Approximate Area = 93.36 sq m / 1005 sq ft

Key :  
CH - Ceiling Height



### Fourth 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Barnes Lettings 020 8878 1115**

barnes@carterjonas.co.uk  
70 White Hart Lane, Barnes, SW13 0PZ

**carterjonas.co.uk**  
Offices throughout the UK

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.