











APPROX. GROSS INTERNAL FLOOR AREA 1745 SQ FT 162.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & STORE Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Barnard Marcus REF: 217883

view this property online barnardmarcus.co.uk/Property/STM105554 see all our properties on zoopla.co.uk | rightmove.co.uk | barnardmarcus.co.uk

## The Property Ombudsman

## **Property Ref:**

STM105554 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

## welcome to Arragon Gardens

- 1,745 sq ft
- Set over three floors
- Host of original features

Tenure: Freehold EPC Rating: D

- Excellent transport links
- Close to wide array of local popular amenities

offers in excess of **£1,250,000** 





**Bedroom** 

19' 6" x 9' 2" ( 5.94m x 2.79m )

**Bedroom** 

12' 7" x 11' 10" ( 3.84m x 3.61m )

**Bedroom** 

11' 10" x 11' 6" ( 3.61m x 3.51m )

Bedroom

10' 11" x 10' 3" ( 3.33m x 3.12m )

Bedroom

15' x 13' 2" ( 4.57m x 4.01m )

Bedroom

9' 3" x 8' 9" ( 2.82m x 2.67m )

**Reception Room** 

15' 5" x 14' 9" ( 4.70m x 4.50m )

Kitchen/breakfast Room

21'  $\times$  10' 10" ( 6.40m  $\times$  3.30m )

**Dining Room** 

17' 2" x 11' 5" ( 5.23m x 3.48m )

Garden

28' 5" x 26' 8" ( 8.66m x 8.13m )





020 8769 9393



streatham@barnardmarcus.co.uk



120 Mitcham Lane, Streatham, LONDON, SW16



barnardmarcus.co.uk