



Atheldene Road, London SW18 3BN

welcome to
Atheldene Road, London

A superb two double bedroom, newly refurbished to an excellent standard throughout, arranged over the first floor of this period building. Located a short walk from Earlsfield mainline station.

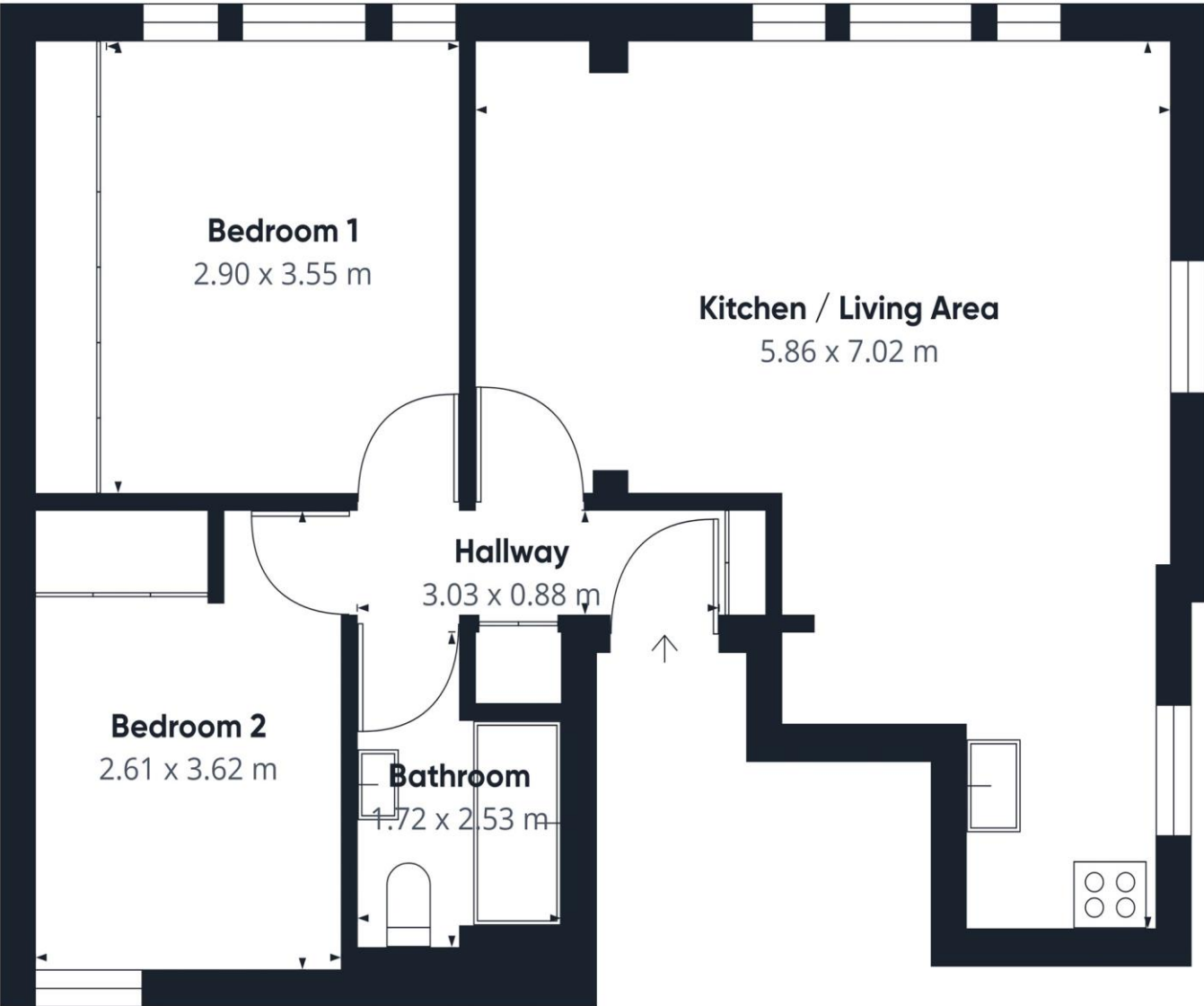
The property benefits from stylish, neutral decor, open-plan reception space and a wealth of charm and character throughout.

EXCLUSIVE INCENTIVE: FULL STAMP DUTY PAID FOR FIRST-TIME BUYERS.

Atheldene Road is a pretty tree-lined street, close to the popular coffee shops, bars and restaurants along Garratt Lane.

Viewing advised.





Approximate total area⁽¹⁾
60.18 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

welcome to

Atheldene Road, London

- Exclusive Incentive: Full Stamp Duty Paid for First-time Buyers
- First Floor, Period Apartment
- Open-Plan Living Room / Kitchen
- Recently Refurbished to a High Standard
- Close to Earlsfield Mainline Station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR104539



Property Ref:
EAR104539 - 0007

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.

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