



Heathfield Road, London SW18 3HX

welcome to
Heathfield Road, London

A charming three bedroom, two reception house with off-street parking, set on a sought-after road close to Wandsworth Common.

This lovely house, set back from the road behind the driveway and mature plantings, features a front reception room with bay window and a period fireplace, a separate dining room with doors leading out to the well-maintained garden which has been laid to patio area and lawn, and a kitchen overlooking the garden. A downstairs wc completes the accommodation on the ground floor.

Three double bedrooms are arranged on the first floors including a master bedroom with a range of built-in wardrobes and a bay window, and a modern family bathroom.

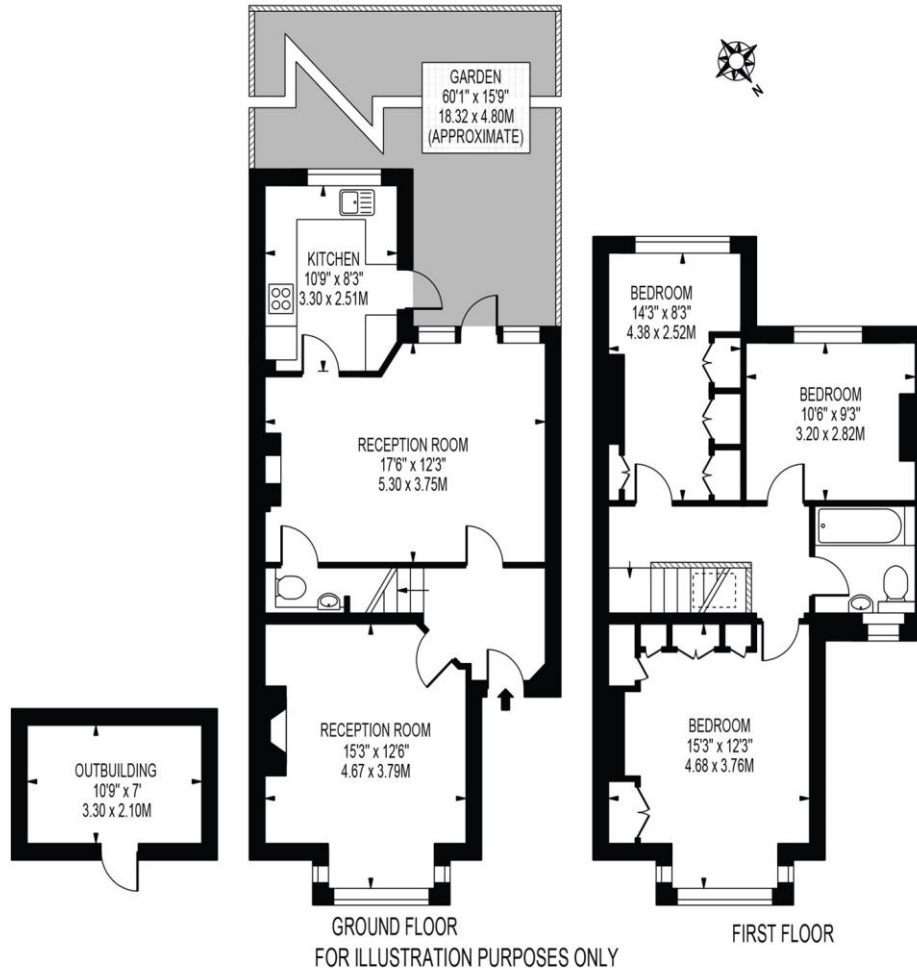
Heathfield Road is an attractive residential road close to the wide-open green spaces of Wandsworth Common. It is ideally placed for access to the local amenities of both Wandsworth and Earlsfield, including the shops and restaurants on Bellevue Road, Northcote Road and at the Southside Centre. Transport links can be found at Wandsworth Town and Earlsfield, both with easy access to central London via Waterloo. Clapham Junction is approximately a 15-minute walk away, with connections to London Victoria and beyond.



HEATHFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1081 SQ FT - 100.44 SQ M
(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 75 SQ FT - 6.93 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Heathfield Road, London

- Three Double Bedrooms
- Two Reception Rooms and Separate Kitchen
- Downstairs WC
- Lovely Garden Laid to Patio and Lawn
- Close to Wandsworth Common

Tenure: Freehold EPC Rating: E

£950,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR104820



Property Ref:
EAR104820 - 0006

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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