



Daphne Street, London SW18 2BL

welcome to
Daphne Street, London

A two bedroom first floor, split-level period maisonette with private garden and an unconverted loft, located on this tree-lined street in the heart of Wandsworth.

The property benefits from a large living/dining room which gets flooded with light on a sunny day, a kitchen/breakfast room with stairs down to the garden, two bedrooms and a family bathroom with an airing cupboard with lots of storage. The rear garden, which has been laid to decking, offers space to entertain. The property benefits from underfloor heating in the kitchen as well as a large unconverted loft with potential to extend with two further bedrooms and a bathroom (subject to planning permission).

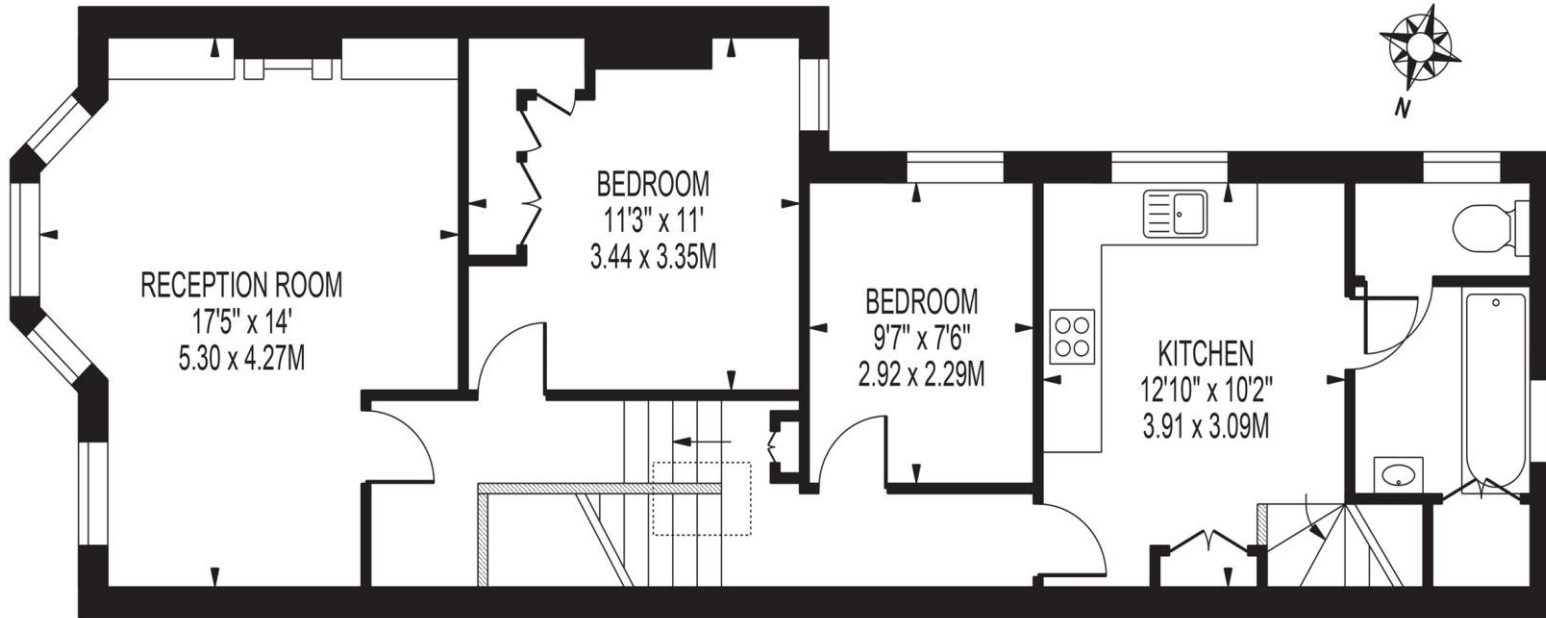
Daphne Street is just a short walk from Southside shopping centre and the popular shops, bars and restaurants within central Wandsworth. Further amenities include King George's Park with its green open spaces and walks along the River Wandle.

No upward chain.



DAPHNE STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 780 SQ FT - 72.47 SQ M



FIRST FLOOR



GROUND FLOOR
ENTRANCE

FOR ILLUSTRATION PURPOSES ONLY

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.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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

Daphne Street, London

- Split-Level Maisonette
- Bright Living/Dining Room
- Two Bedrooms
- Private Garden
- Unconverted Loft Space

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 128 years from 22 Dec 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£575,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EAR104839](https://www.barnardmarcus.co.uk/Property/EAR104839)



Property Ref:
EAR104839 - 0004

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8879 7222



Earlsfield@barnardmarcus.co.uk



525 Garratt Lane, LONDON, SW18 4SR



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)