



Brooklands Avenue, London SW19 8EP

welcome to

Brooklands Avenue, London

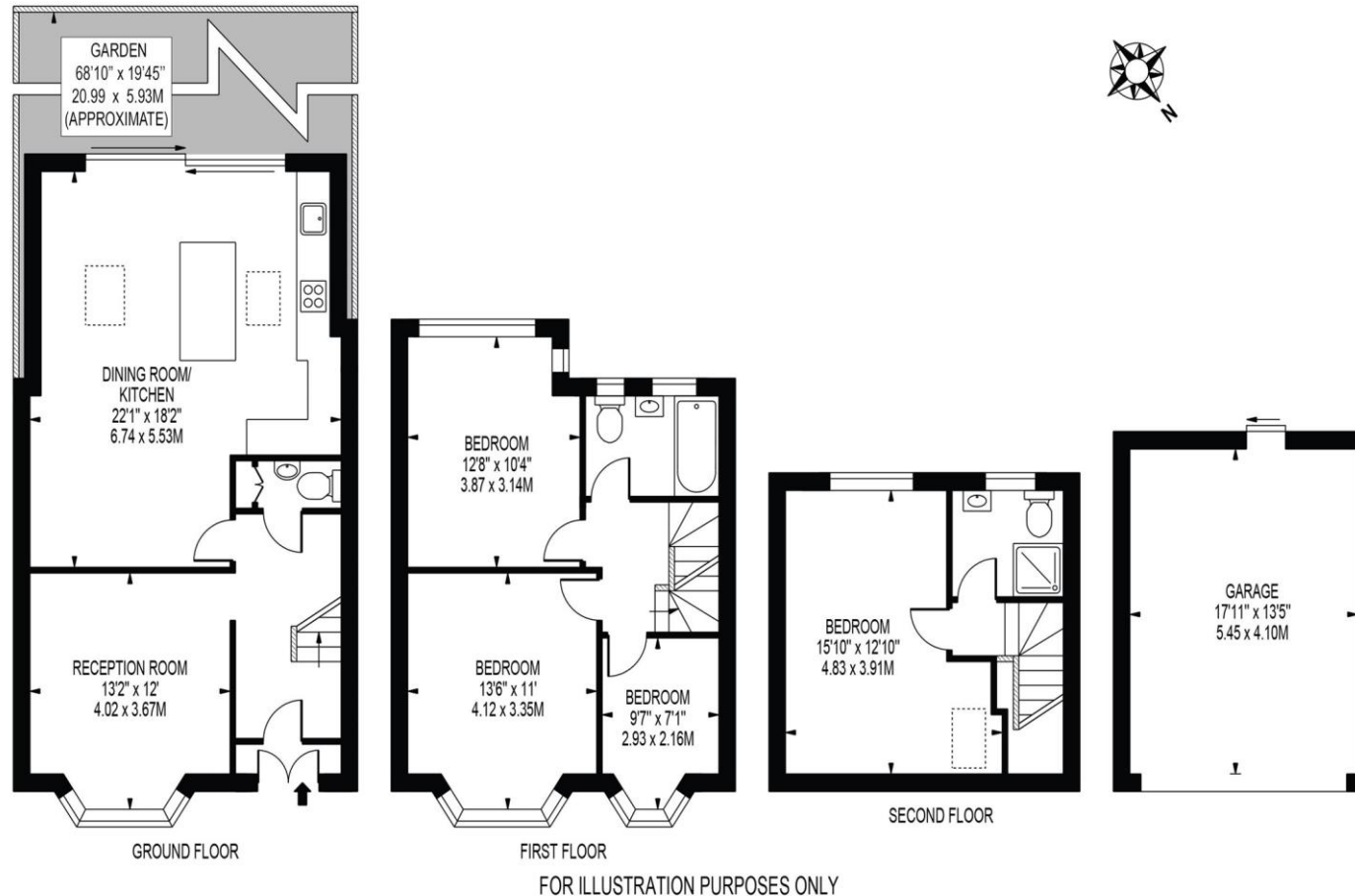
A highly desirable four bedroom family house, with large southwest facing garden and detached garage. Located in the Wimbledon Park primary school catchment area.



BROOKLANDS AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1302 SQ FT - 120.94 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 241 SQ FT - 22.35 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.
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.

A highly desirable four bedroom family house, with large southwest facing garden and detached garage. Located in the Wimbledon Park primary school catchment area.

This charming property benefits from a superb extended kitchen/diner with sliding panoramic doors stretching across the rear wall, a separate reception room to the front, a downstairs cloakroom, three double bedrooms, a single bedroom and two bathrooms. Further benefits include excellent presentation and a wealth of character ready for entertaining.

The pretty, mature garden has a raised sandstone patio area and is laid to lawn with well-stocked borders and fruit trees, and the large garage offers rear access.

Brooklands Avenue is an attractive residential cul-de-sac which is located within close proximity of the coffee shops, bars and restaurants of both Earlsfield and Southfields. Transport links include Earlsfield mainline station and Southfields underground station (District Line).

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Brooklands Avenue, London

- Desirable Four Bedroom Family House
- Wimbledon Park Primary School Catchment Area
- Superb Extended Kitchen/Diner
- Large Southwest Facing Garden
- Private Detached Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£1,200,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR102109



Property Ref:
EAR102109 - 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.

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