



Godley Road, London SW18 3HD

welcome to

Godley Road, London

A superb four bedroom, two bathroom split-level, upper floor maisonette, with a delightful outlook across an attractive park, and private sunny garden.

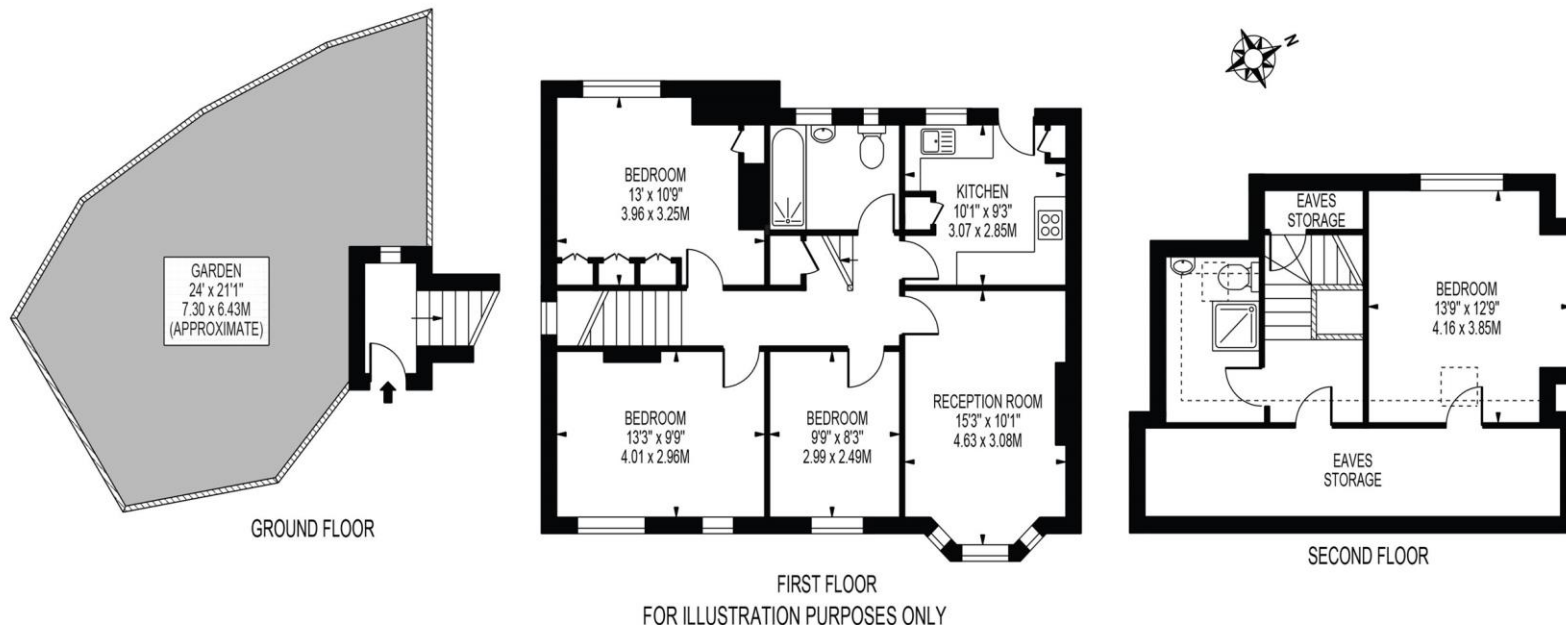


GODLEY ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1270 SQ FT - 117.95 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 207 SQ FT - 19.26 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 superb four bedroom, two bathroom split-level, upper floor maisonette, with a delightful outlook across an attractive park, and private sunny garden.

This three double bedroom, one single bedroom property, which has had a recent loft conversion, benefits from excellent presentation throughout with an abundance of charm and character, as well as great storage provision. The pretty garden is laid to lawn with an open aspect to the south.

Godley Road is a popular residential street with the amenities of both Garratt Lane and Bellevue Road within easy walking distance, as well as the open spaces of Wandsworth Common, Springfield Park and Godley Gardens.

Additionally, there are several excellent state and private primary schools nearby, including Beatrice Potter, subject to catchment and entrance each year.

Transport can be found at Earlsfield Station, which is approximately a ten-minute walk away, with trains to Clapham Junction, Waterloo and Wimbledon.

welcome to

Godley Road, London

- Superb Four Bed, Two Bath Maisonette
- Arranged over First and Second Floor
- Charm, Character and Excellent Presentation
- Private Sunny Garden
- Close to Popular Schools

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 444.69

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Nov 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£720,000



view this property online barnardmarcus.co.uk/Property/EAR105219



Property Ref:
EAR105219 - 0005

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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Please note the marker reflects the postcode not the actual property