



Bassingham Road, London SW18 3AG

welcome to

Bassingham Road, London

A fantastic 2 double bedroom, ground floor flat, boasting direct access to the communal gardens. The flat is located on a quiet tree-lined street which is situated close to Wandsworth Common and Earlsfield mainline station.

The living room is a great size with plenty of space for a large L-shaped sofa, home cinema set-up and an area for a desk. There are doors just off the living room which open out directly onto the gardens. The kitchen which is separate to the living room has ample space for a dining table and chairs, washing machine and cooker.

Both bedrooms are a really good size with plenty of space for double beds and storage. They both overlook the large gardens at the back offering a pleasant outlook. The bathroom is a white-suite with a shower over the bath, sink and a separate WC. The property also benefits from a lockable storage area outside the front door.

Bassingham Road runs off Earlsfield Road and close to transport connections from Earlsfield mainline station which provide easy transport links into central London.



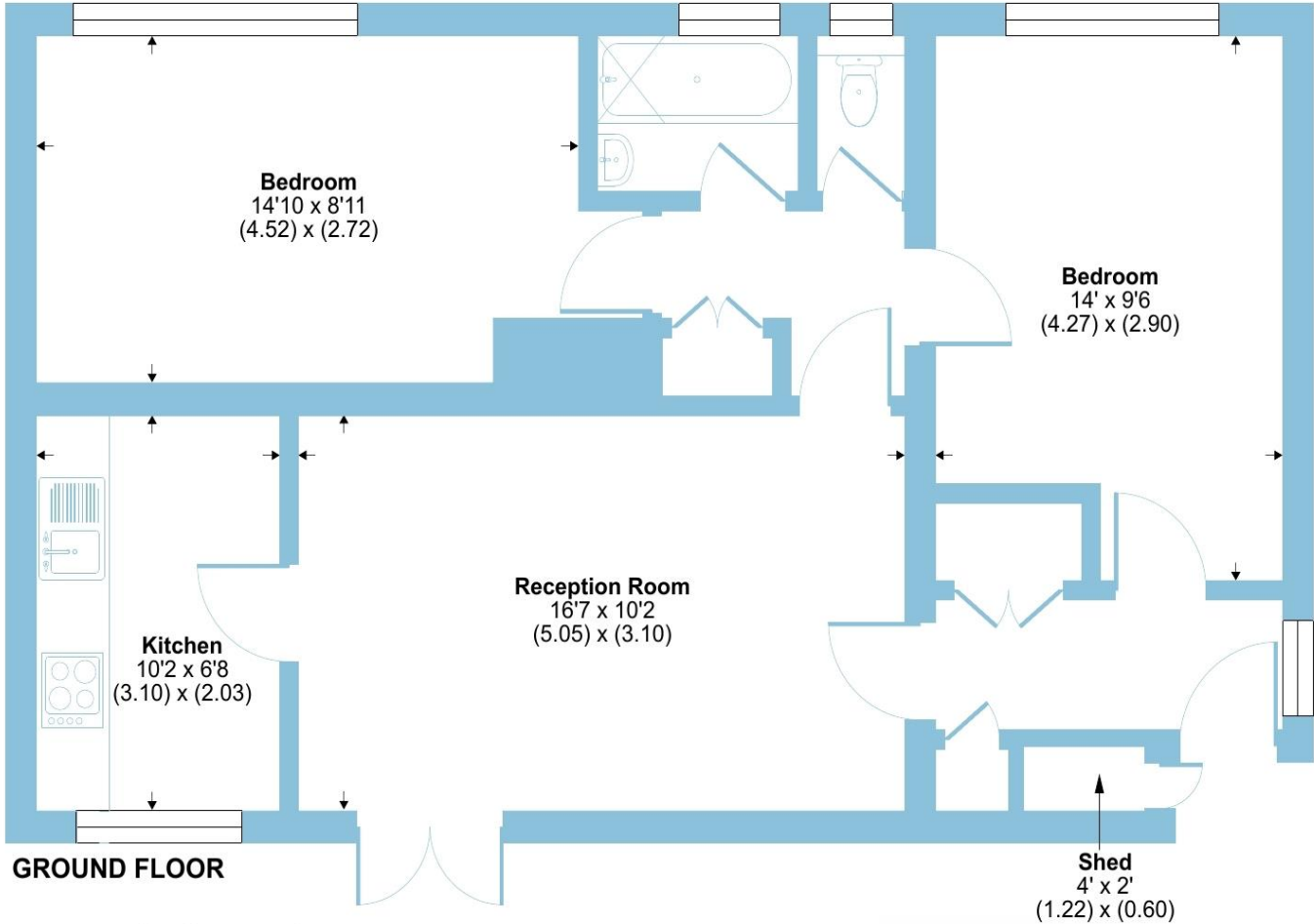
Bassingham Road, London, SW18

Approximate Area = 663 sq ft / 61.6 sq m

Shed = 8 sq ft / 0.7 sq m

Total = 671 sq ft / 62.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Barnard Marcus. REF: 1038191



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Bassingham Road, London

- Two Large Double Bedrooms
- Direct Access Onto Communal Gardens
- Share of Freehold
- Own Front Door
- Close to Wandsworth Common and Earlsfield Station

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 May 1999. 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

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR103953



Property Ref:
EAR103953 - 0012

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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barnard marcus



020 8879 7222



Earlsfield@barnardmarcus.co.uk



525 Garratt Lane, LONDON, SW18 4SR



barnardmarcus.co.uk