



Fairfield Drive, London SW18 1DL

welcome to
Fairfield Drive, London

A well-presented one double bedroom flat located on the second floor of this purpose built block.

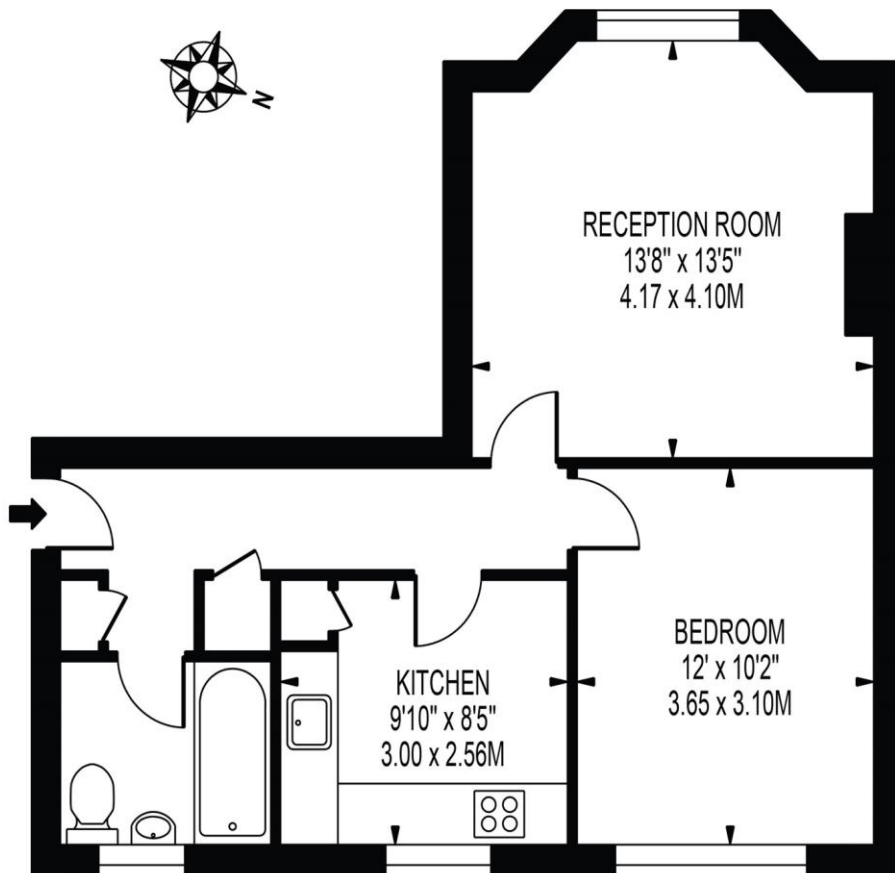
The property offers a good-sized reception room, a modern kitchen, one double bedroom, a bathroom, communal garden and ample storage.

The flat is located close to Old York Road and to the popular area known as 'The Tonsleys'. It is served by the many amenities of East Hill, Garratt Lane, Ram Quarter and the Southside Shopping Centre. Wandsworth Town station is located a short walk away on Old York Road and provides direct access to Waterloo and Victoria via Clapham Junction.



FAIRFIELD DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 519 SQ FT - 48.19 SQ M



SECOND FLOOR

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

Fairfield Drive, London

- Second Floor Flat
- One Large Double Bedroom
- Close to Southside Shopping Centre
- On Street Parking
- Close to Wandsworth Common & King George's Park

Tenure: Leasehold EPC Rating: C

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EAR104555](https://www.barnardmarcus.co.uk/Property/EAR104555)

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Aug 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks

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.



Property Ref:
EAR104555 - 0004


barnard marcus



020 8879 7222



Earlsfield@barnardmarcus.co.uk



525 Garratt Lane, LONDON, SW18 4SR



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