



Beechcroft Road, East Sheen London SW14 7JJ

welcome to

Beechcroft Road, East Sheen London

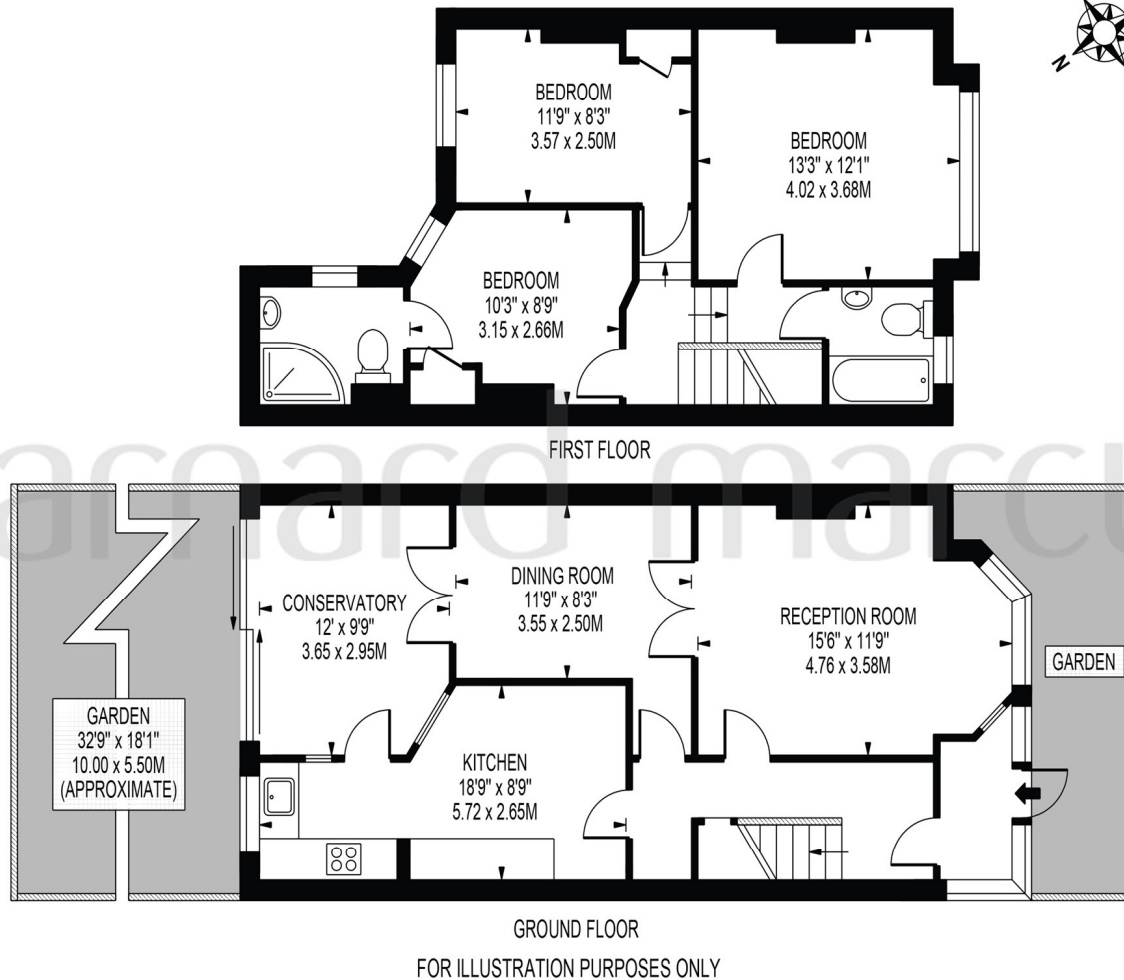
3-bedroom terraced family home in need of modernisation offered to the market for the first time in nearly 90 Years.

Located in a cul-de-sac off Elm Road, this property offers the incoming buyer the chance to modernise and remodel to their own specification. Call today to book your viewing.



BEECHCROFT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1150 SQ FT - 106.87 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.

Coming to the market for the first time in nearly 90 years, we are delighted to offer this 3-bedroom period family home, offering the incoming buyer the opportunity to modernise and remodel the property. Subject to any required consents, others in the road have done loft conversions, to create further space. Located in a quiet cul-de-sac off Elm Road, it is ideally placed for access into the heart of Sheen and transport links at Mortlake Station. Local schools include Thompson House School. The accommodation comprises reception room, dining room, and generous sized kitchen overlooking the rear garden. Conservatory. On the upper floor are 3 bedrooms, a bathroom and ensuite shower room. Rear garden. Offered with no onward chain. Freehold. EPC- Council Tax F.

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- 3 Bedroom Family home
- Requiring modernisation with potential to remodel.
- First time on the market for nearly 90 years
- Terraced house with a garden
- Cul-de-sac location

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£1,000,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SHN105964



Property Ref:
SHN105964 - 0011

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.



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