



**Brathway Road, London, SW18 4BB**



**welcome to**  
**Brathway Road, London**

A well presented mid-terraced house situated on a very popular but quiet residential road in Southfields.

The property comprises a spacious double reception room maintaining a number of original features, a large kitchen to the rear, with a utility room, three bedrooms, two bathrooms, and a generous rear garden with a decked seating area, the property would make an ideal family home.

Brathway Road is ideally placed for access into Wandsworth town centre with the Southside shopping centre, bus routes and mainline train station. Southfields Village is also within easy access with its district line tube station, and King George's Park is literally at the end of the road with its various recreational facilities. The A3 is also close-by, providing fast access both in and out of London city centre. You can park with ease and are moments away from the shops and amenities of Merton Road.

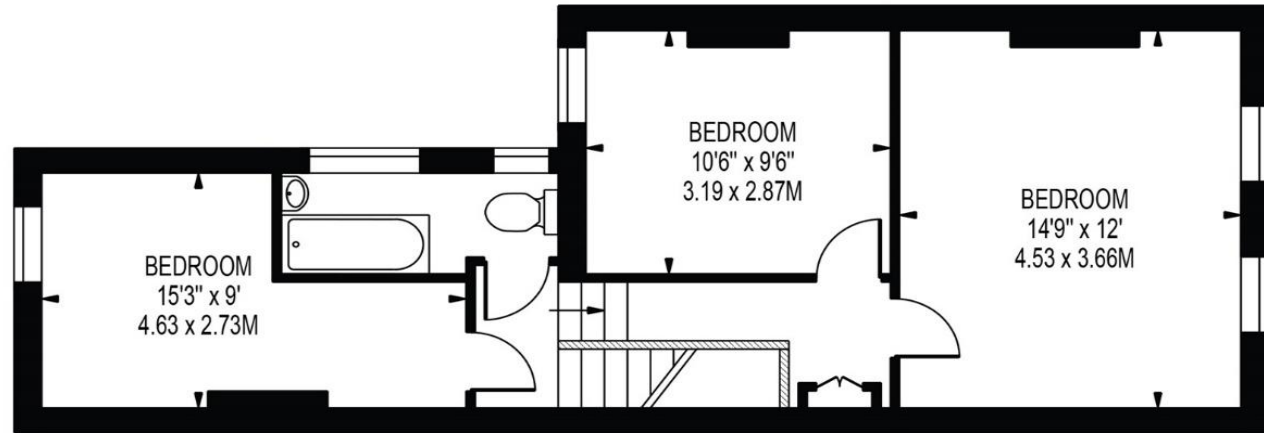
Offered to the market with no chain an internal viewing is highly recommended.



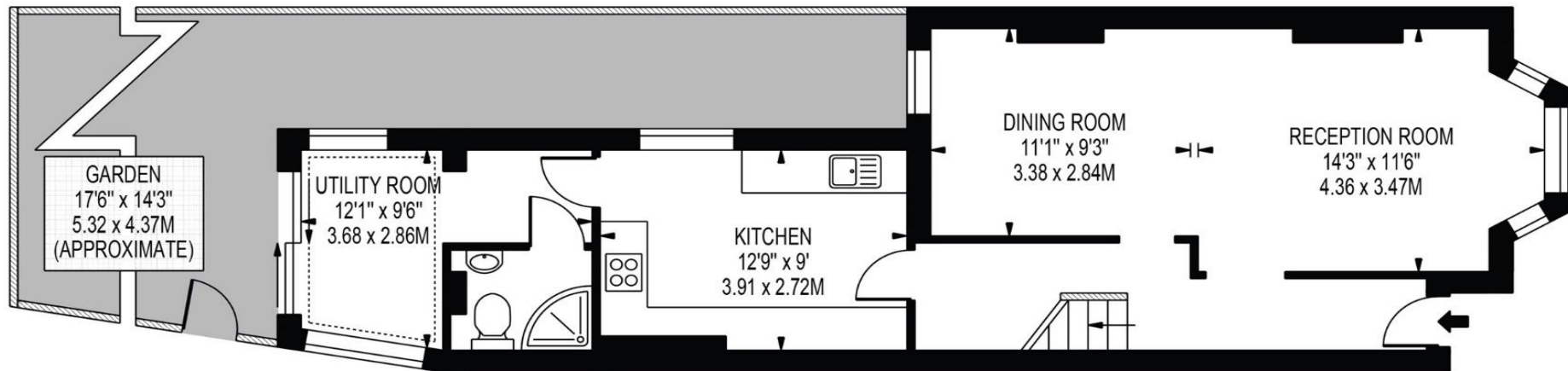


# BRATHWAY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1104 SQ FT - 102.59 SQ M



FIRST FLOOR



GROUND 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

## Brathway Road, London

- No Chain
- Three Bedrooms
- Bathroom & Shower Room
- Utility Room
- Rear Garden with Decked Seating Area

Tenure: Freehold EPC Rating: D

# £925,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SFS106034](https://barnardmarcus.co.uk/Property/SFS106034)



Property Ref:  
SFS106034 - 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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