



barnard marcus

Augustus Road, Southfields, London SW19 6ER



welcome to
Augustus Road, Southfields London

A beautifully presented townhouse which has been completely transformed with a stunning architectural extension, and tastefully decorated throughout, situated on the ever popular Augustus Road.

The property has been cleverly renovated to provide ample storage and the added benefit of high speed home network installed throughout.

Comprising four double bedrooms, a large kitchen/living/dining room with doors leading to a south aspect rear garden, a stylish family bathroom, downstairs WC, and off street parking.

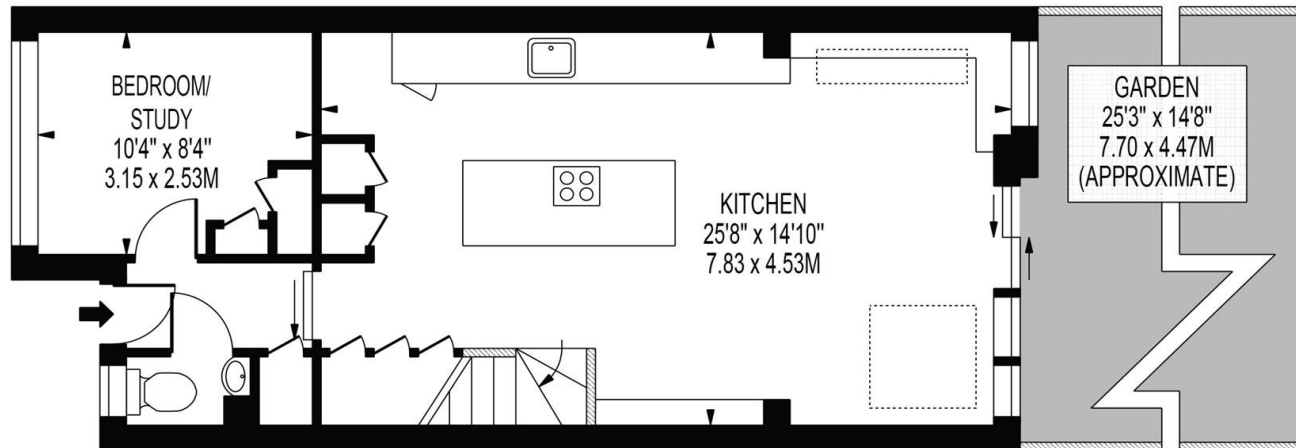
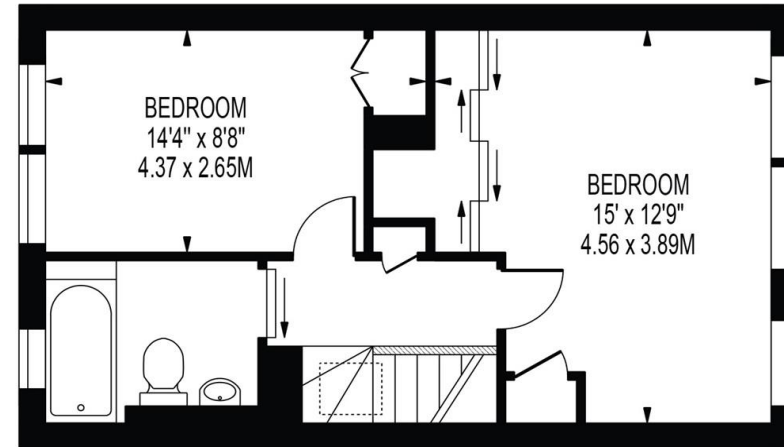
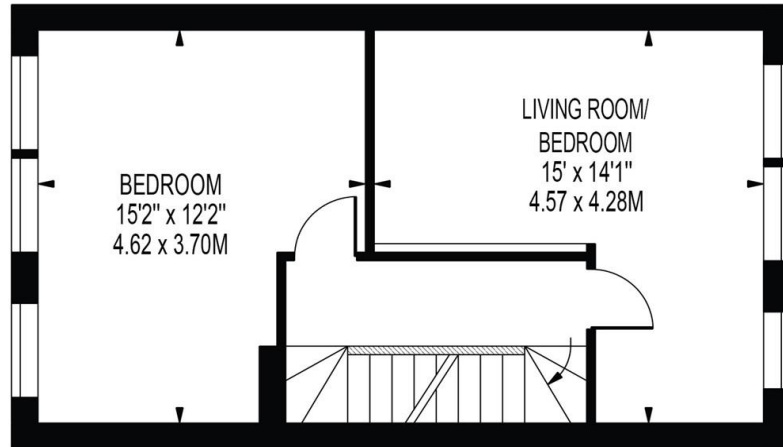
This property is ideally located within 0.5 miles of Southfields Village with its shopping and transport facilities including the District Line tube station. Wimbledon Park and Wimbledon Common with their recreational facilities are also close by and the house is set within the catchment area for Ofsted rated 'Outstanding' primary schools.

An internal inspection is highly recommended to see how truly unique this beautiful home is.



AUGUSTUS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1328 SQ FT - 123.36 SQ M



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

Augustus Road, Southfields London

- Four Double Bedrooms
- High Speed Home Network Installed Throughout.
- Ample Storage Throughout
- South Aspect Rear Garden
- Off Street Parking

Tenure: Freehold EPC Rating: D

£950,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS106273



Property Ref:
SFS106273 - 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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