



Granville Road, Southfields, London, SW18 5SE

welcome to
Granville Road, Southfields London

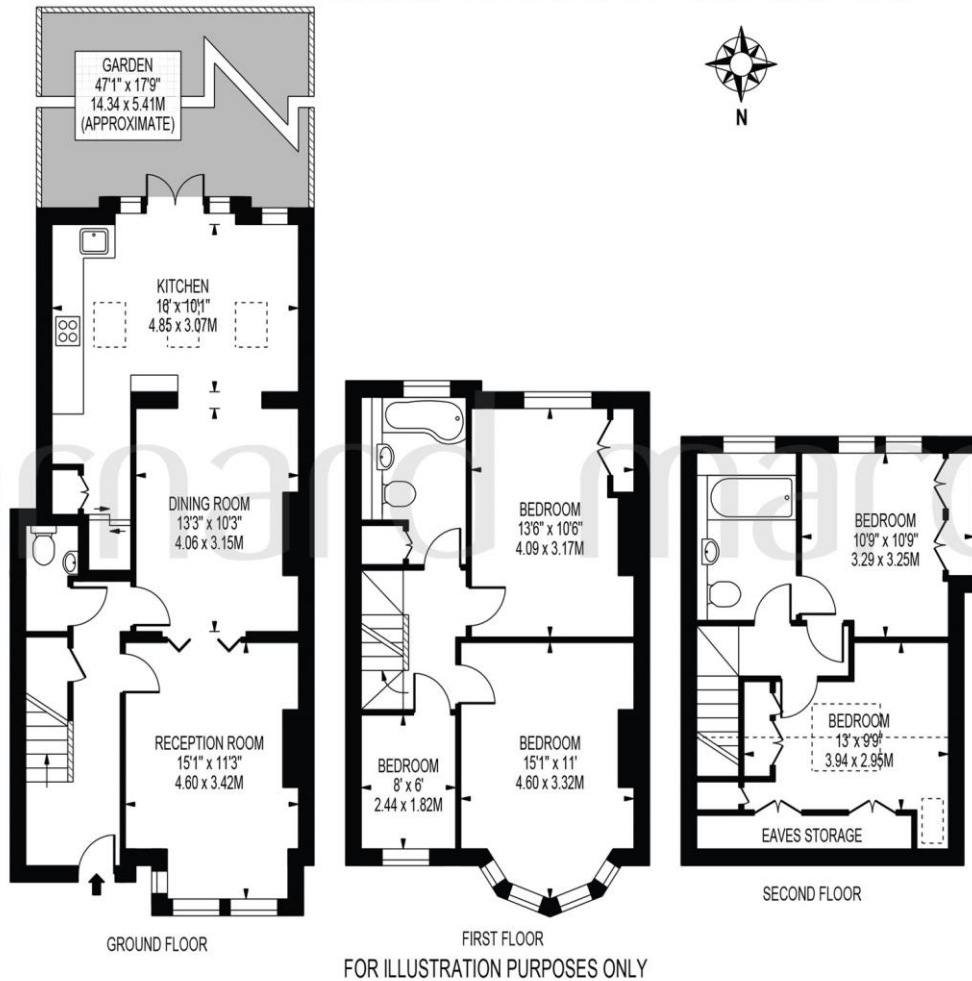


GRANVILLE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1472 SQ FT - 136.71 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 103 SQ FT - 9.60 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.

A rare opportunity to acquire this five bedroom, two bathroom family home located next to St Michael's Primary School.

Spread over three floors the property comprises five bedrooms, four of them being double bedrooms, two bathrooms, a downstairs w/c, a spacious reception room leading onto a separate dining room, a sunny kitchen with doors leading to the easy to maintain rear garden. The property also has the added benefit of a large driveway for off road parking and ample storage throughout with built in wardrobes and eaves storage.

This property is conveniently located on Granville Road with a wide range of shops and facilities close by in Southfields Village, and the open spaces of King Georges Park are equally close by. Southfields Underground is also only moments away providing convenient access into London, and with regular short bus routes connecting Clapham Junction and Wimbledon the commuter is spoilt for choice.

An internal inspection is highly recommended.

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- Five Bedrooms
- Two Bathrooms
- Ample Storage
- Two Reception Rooms
- Easy to Maintain Rear Garden

Tenure: Freehold EPC Rating: D

£1,150,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS105797



Property Ref:
SFS105797 - 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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barnard marcus



020 8874 4106



Southfields@barnardmarcus.co.uk



245 Wimbledon Park Road, Southfields,
LONDON, SW18 5RJ



barnardmarcus.co.uk