



Glen Albyn Road, London SW19 6HB

welcome to **Glen Albyn Road, London**

Situated a matter of moments from Wimbledon Common, is this four bedroom split level maisonette.

With generous and well proportioned bright and airy accommodation throughout, including four bedrooms, one being a separate studio room, a kitchen, three piece bathroom suite, downstairs W/C and a spacious reception room. The flat externally benefits from an easy to maintain rear garden, a large front garden and permit free residents parking available.

The A3 trunk road linking London to the M25, and the ever popular Wimbledon Village. There are various travel options for the commuter including the underground at Southfields, Wimbledon and East Putney, as well as the overground services running from Wimbledon and Putney. There are also regular bus services running up and down Wimbledon Parkside and Victoria Drive.

Glen Albyn Road would make an ideal first time or investment purchase, and offered to the market with no onward chain, an early viewing is essential to avoid disappointment.

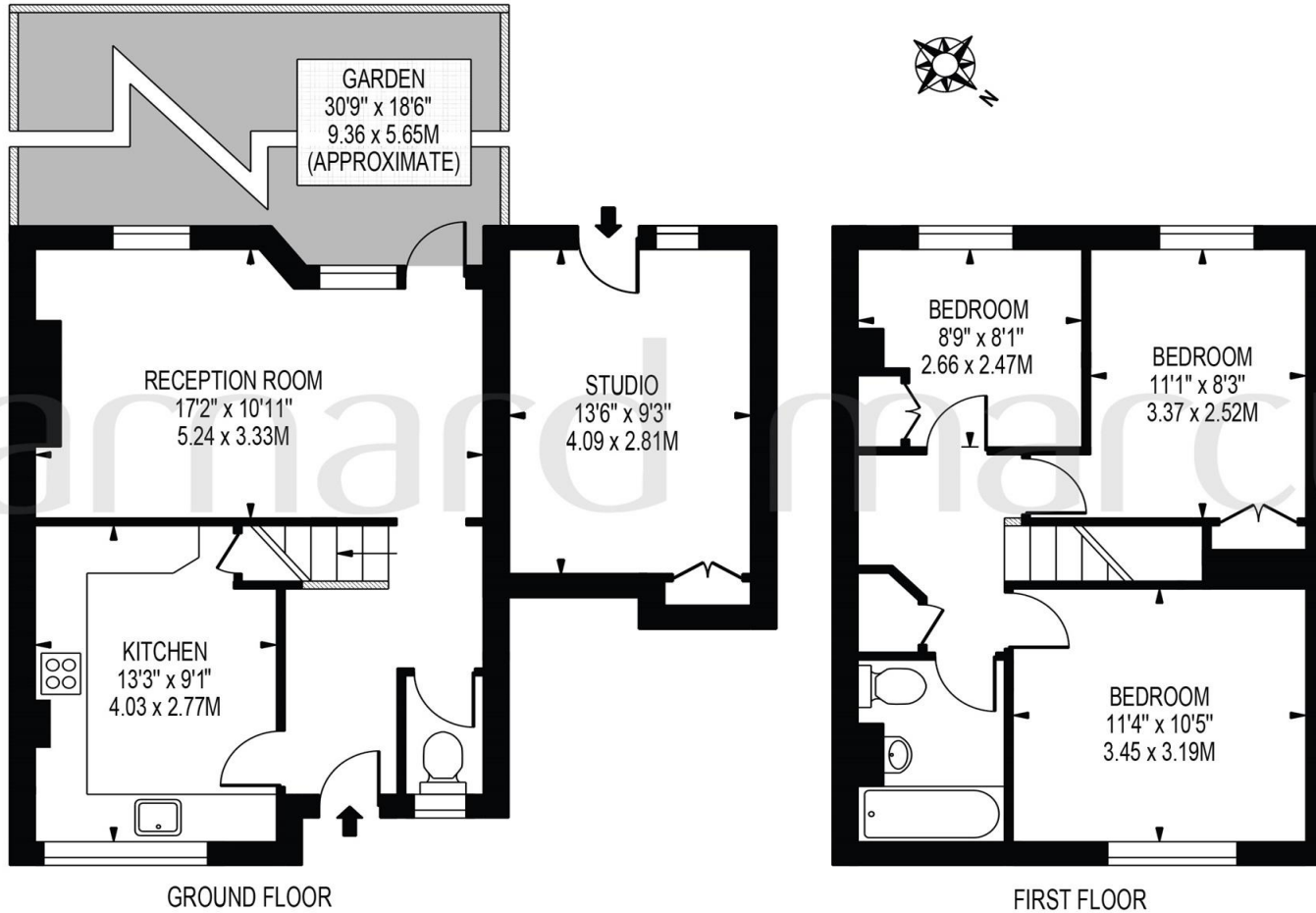


GLEN ALBYN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 814 SQ FT - 75.62 SQ M

(EXCLUDING STUDIO)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STUDIO: 128 SQ FT - 11.89 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

Glen Albyn Road, London

- Four Bedrooms
- Wandsworth Borough Council Tax
- Permit Free Residents Parking
- Private Rear Garden
- No Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1011.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Dec 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£465,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS106639



Property Ref:
SFS106639 - 0003

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.



barnard marcus



020 8874 4106



Southfields@barnardmarcus.co.uk



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



barnardmarcus.co.uk