



Thrale Road, London SW16 1NY

welcome to

Thrale Road, London

Delightful one double bedroom apartment available in a highly desirable area. Located only a short walk to the Tooting Bec Common, the third floor apartment comprises of a bright reception room, kitted kitchen, modern bathroom and large double bedroom. Other benefits include a communal garden complete with swimming pool, alarm system, intercom entry, excellent transport links and is located within the Borough of Wandsworth. Offered fully furnished.

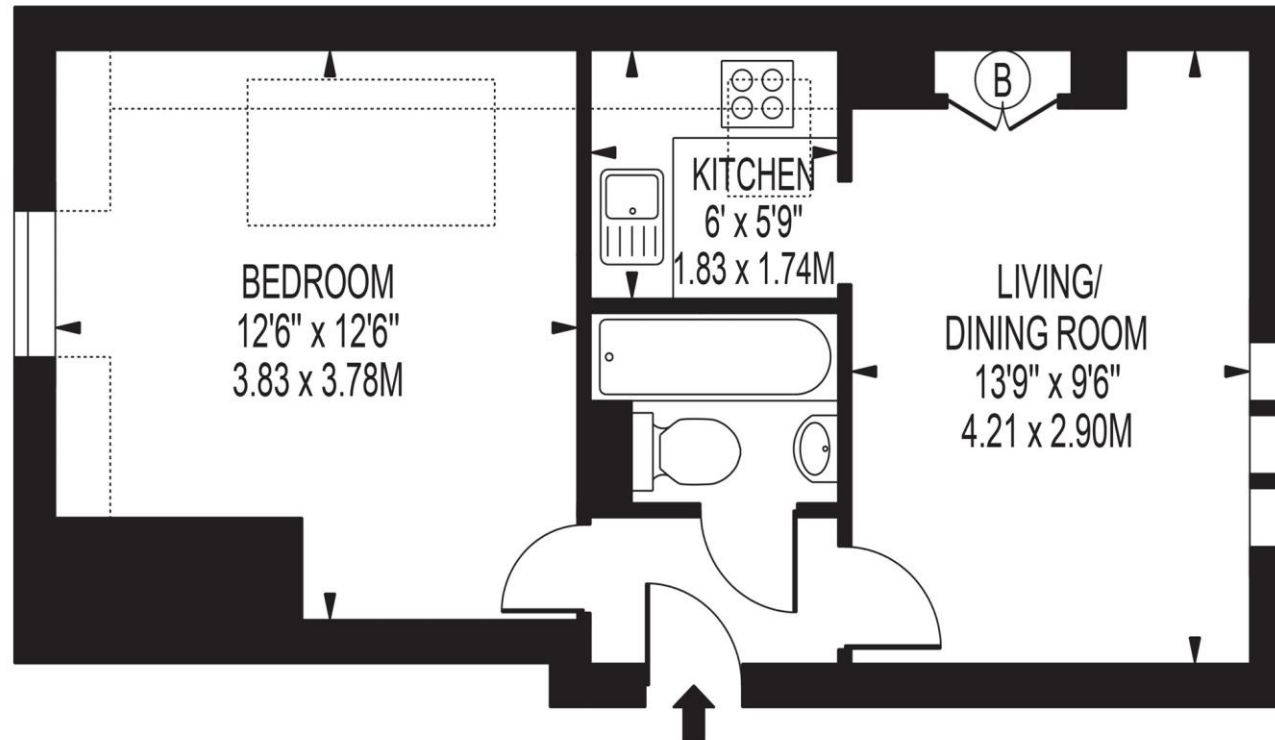
Thrale Road is situated within the highly acclaimed Furzedown location. A wide range of local amenities can be found within easy reach on Moyser Road, Streatham High Road and Tooting High Road. Transport links are found a short walk away at Tooting Bec Underground (Northern Line) and Streatham Common providing access to London Bridge, Victoria and Clapham Junction, Streatham Overground Station providing Thames Link services.



THRALE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 367 SQ FT - 34.11 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 37 SQ FT - 3.40 SQ M



SECOND 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.

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- Swimming Pool
- Chain Free
- Large One Bedroom Flat
- Period Conversion
- Communal Garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM105835



Property Ref:
STM105835 - 0009

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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