



barnard marcus

Veronica Gardens, London SW16 5JR

welcome to

Veronica Gardens, London

Welcome to this superb one-bedroom ground-floor flat located in the tranquil enclave of Veronica Gardens. This beautifully presented property offers a harmonious blend of modern living and serene surroundings, making it an ideal home for professionals and couples alike.

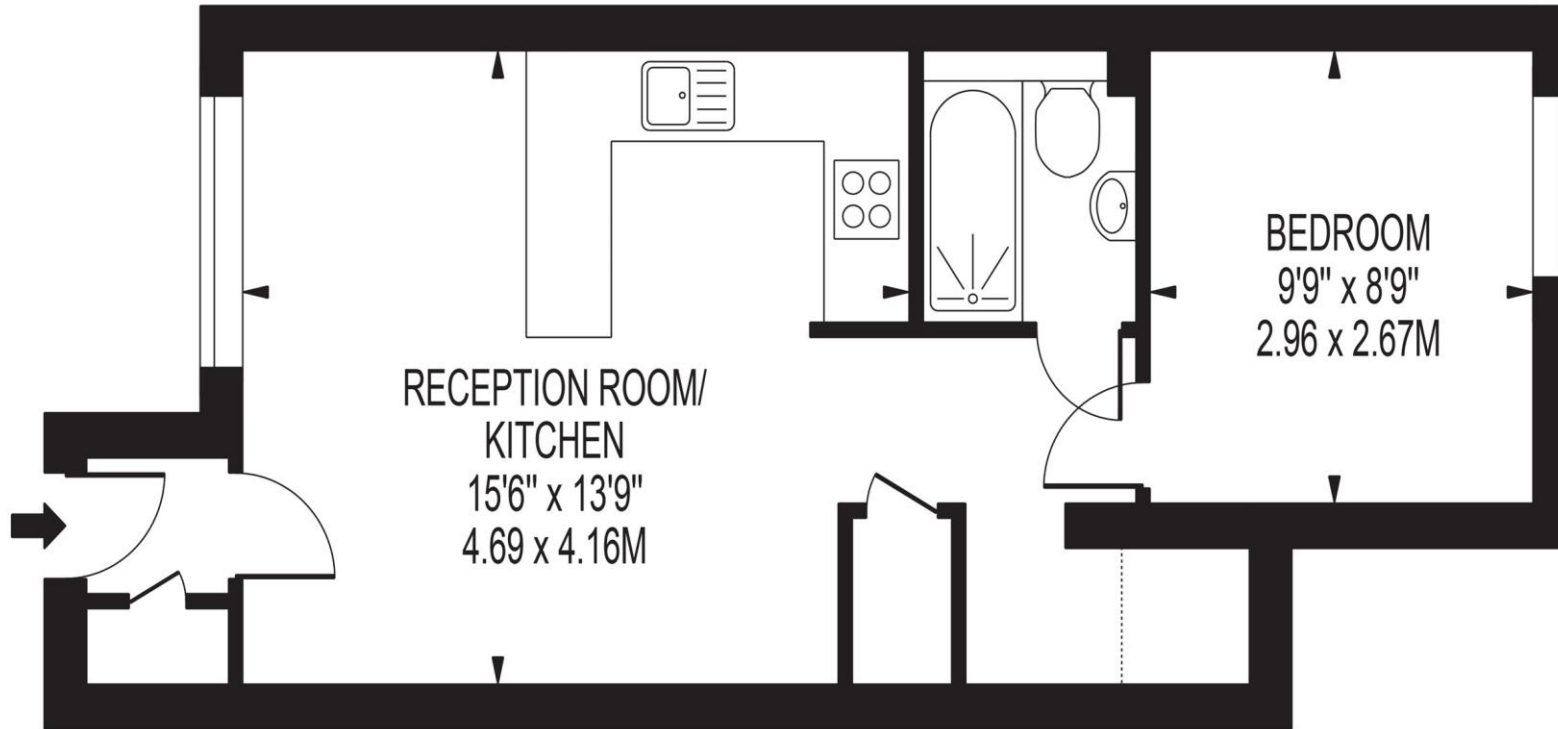
this charming flat represents an excellent opportunity for those seeking a comfortable and modern living space. With its thoughtful design and prime location, it is sure to appeal to discerning buyers.

The property is ideally located in Streatham Vale and is a walk or short bus journey from Streatham Common Station with direct access to central London via Clapham junction, London Bridge and London Victoria, it is also a short walk (8 mins) to Mitcham Eastfields station, which is on the Thameslink line, which offers direct access to Blackfriars, Farringdon & Kings Cross. Woodmansterne school is a short walk away and great for families looking for a school nearby.



VERONICA GARDEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 403 SQ FT - 37.47 SQ M



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

Veronica Gardens, London

- One bedroom ground floor
- Popular Cul de Sac
- Close to Mitcham Eastfields & Streatham Common Station
- Allocated parking space
- Quiet location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£240,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM109969



Property Ref:
STM109969 - 0007

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.



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020 8769 9393



Streatham@barnardmarcus.co.uk



120 Mitcham Lane, Streatham, LONDON, SW16 6NS



barnardmarcus.co.uk