



Cunliffe Street, London SW16 6DS

welcome to
Cunliffe Street, London

A Beautifully Presented Two-Bedroom First floor flat on the Sought-After Cunliffe Street

We are pleased to offer this charming two-bedroom flat, situated on the highly desirable and tranquil Cunliffe Street. Finished to an excellent standard throughout, the property features a bright and inviting reception room complete with an elegant fireplace, and a separate, modern kitchen/breakfast room with direct access via a stairwell to a larger-than-average, well-maintained private garden-perfect for outdoor entertaining and relaxation.

The accommodation comprises a spacious double bedroom, a well-proportioned single bedroom, and a stylish, contemporary bathroom. The property further benefits from generous storage space throughout, enhancing practicality and comfort.

Cunliffe Street is a picturesque and quiet residential road, ideally located within easy reach of excellent transport links and the vibrant selection of cafés, shops, and restaurants found along nearby Moyser Road.

Due to the roads popular demand Early Viewings are Advised!

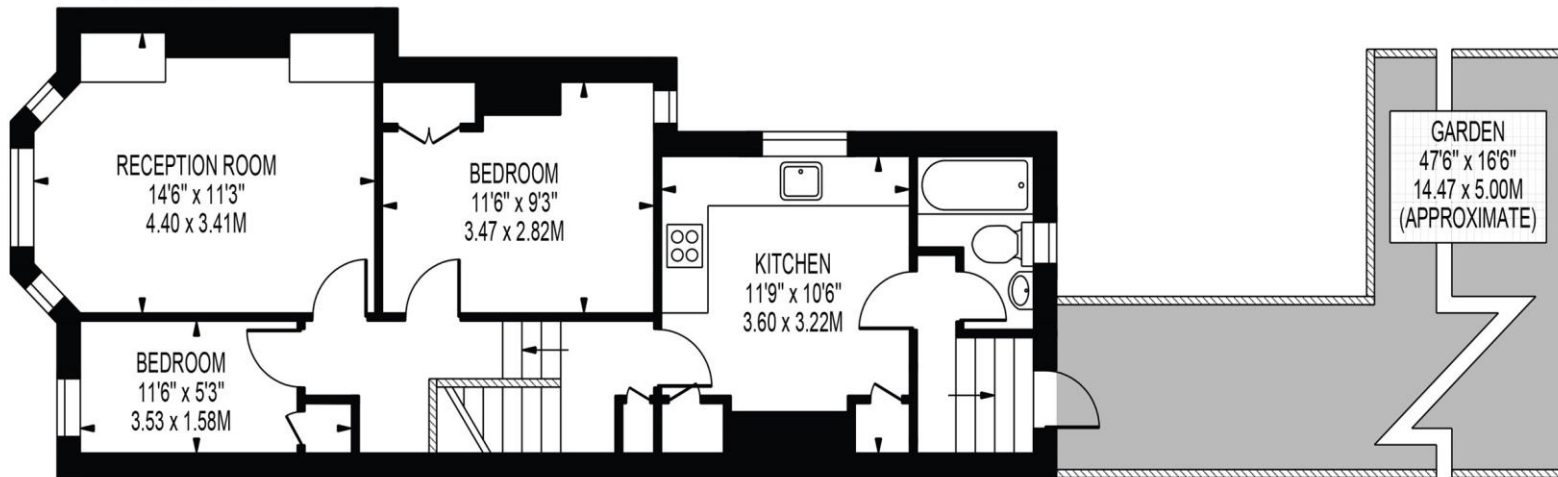


CUNLIFFE STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 606 SQ FT - 56.26 SQ M



GROUND FLOOR
ENTRANCE



FIRST 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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- Two Bedrooms
- Large Private Garden
- Near Local Amenities & Schools
- Share of Freehold
- Potential to Extend (STPP)

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 15 Sep 2018.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110122



Property Ref:
STM110122 - 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.

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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