



**Buckleigh Road, London SW16 5SA**

***welcome to***

## **Buckleigh Road, London**

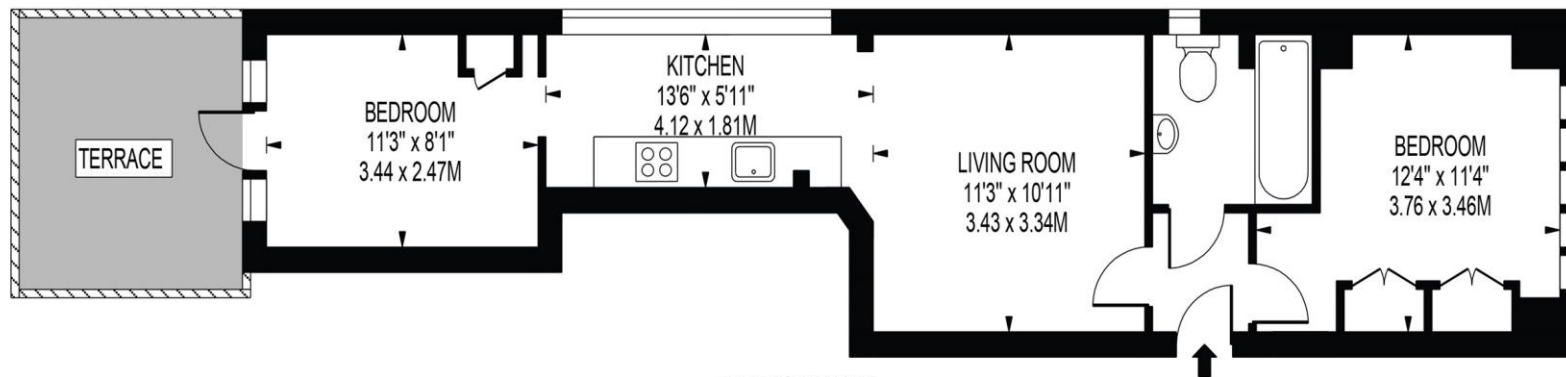
A generously proportioned two double bedroom ground floor garden flat, offering a spacious principal bedroom, a well-appointed bathroom, and direct access to a private garden. The property is presented to the market with no onward chain, making it an ideal opportunity for both homeowners and investors.

Situated on the desirable Buckleigh Road, the flat enjoys close proximity to the open green spaces of Streatham Common and the beautifully landscaped Rookery Gardens. Excellent transport links are available via Streatham and Streatham Common mainline stations, providing direct services to both the City and the West End. The vibrant Streatham High Road is just a short stroll away, offering a wide array of cafés, restaurants, and bars to suit all tastes.



## BUCKLEIGH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 492 SQ FT - 45.74 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.

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## Buckleigh Road, London

- Two Double Bedrooms
- Victorian Conversion
- Front & Rear Garden
- Chain Free
- Near Local Amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2100.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1984. 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

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/STM110271](https://barnardmarcus.co.uk/Property/STM110271)



Property Ref:  
STM110271 - 0004

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