



Veronica Gardens, London SW16 5JS

welcome to **Veronica Gardens, London**

An excellent opportunity!

A fantastic chance to purchase this ground floor, purpose built maisonette complete with its own private garden and allocated parking space. The property offers the perfect blank canvas for the successful buyer to add their own style, as it would benefit from cosmetic updating throughout.

Accommodation comprises: Lounge, Double Bedroom, Bathroom, Private Front Garden.

Ideally located in Streatham Vale, Streatham Common Station is a walk or short bus journey away 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.

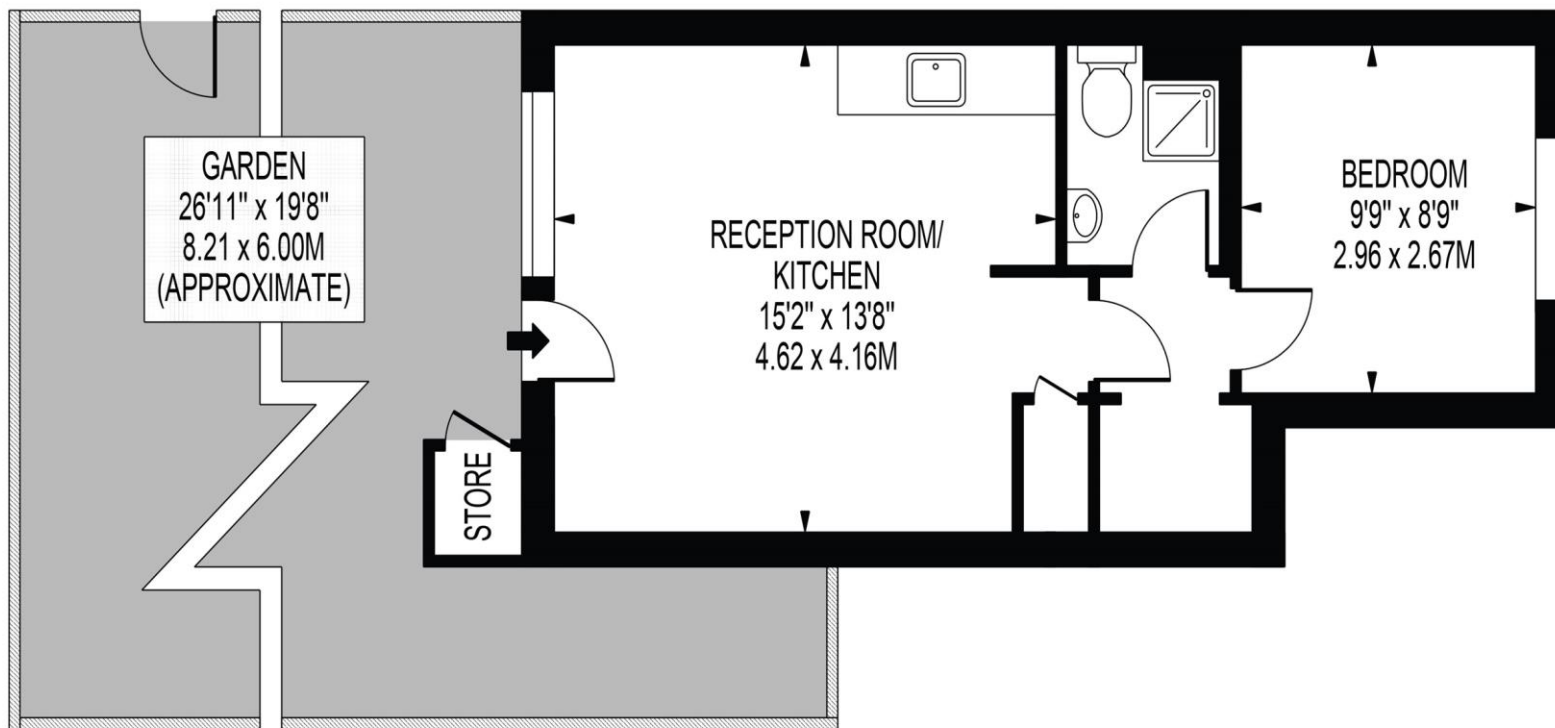
This property is ideal for first time buyers, downsizers or investors alike.

Call today to secure your appointment!



VERONICA GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: **373 SQ FT - 34.68 SQ M**
(EXCLUDING STORE)



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 Flat
- Share Of Freehold
- Private Front Garden
- Quiet Cul-De-Sac
- Close To Local Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1987.
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

£225,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110338



Property Ref:
STM110338 - 0006

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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