



barnard marcus

Beauclek House Leigham Avenue, London SW16 2TQ



welcome to

Beauchler House Leigham Avenue, London

This bright and spacious home comprises of two double bedrooms, a large lounge/dining room, modern kitchen and bathroom. Further benefits include parking and communal gardens.

Situated off leafy Leigham Avenue, we present this purpose built 3 bedroom flat. Offering excellent scope to decorate to your own taste this property deserves to be top of your viewing list. Ideal as a family home or buy to let investment.

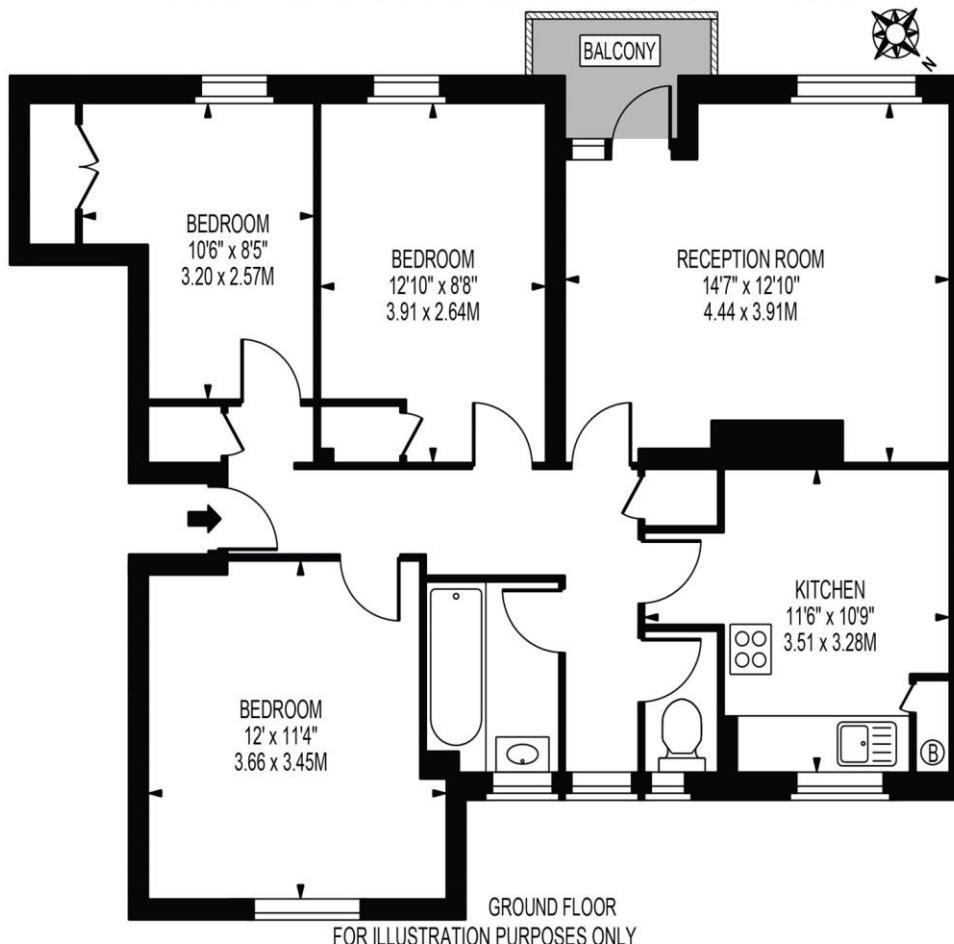
Accommodation comprises 3 good sized bedrooms, lounge kitchen and family bathroom. There is the added benefit of a balcony.

A viewing is strongly recommended. Please call today to book your viewing!



BEAUCLERK HOUSE, LEIGHAM AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 768 SQ FT - 71.35 SQ M



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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Beauclek House Leigham Avenue, London

- 3 Good sized bedrooms
- Kitchen with separate lounge
- Intercom system
- Ground floor direct access
- No onward chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 3240.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Mar 1991.
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

£355,000



view this property online barnardmarcus.co.uk/Property/STM110288

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.



Property Ref:
STM110288 - 0006

Please note the marker reflects the
postcode not the actual property

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