



barnard marcus

**Westcote Road, London SW16 6BN**

welcome to

## Westcote Road, London

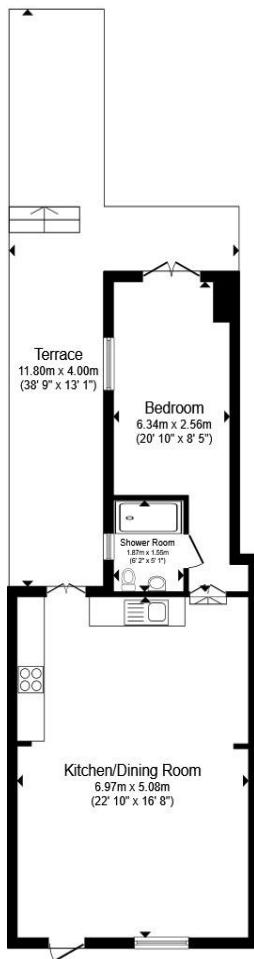
Situated on a sought-after residential road in the highly desirable Furzedown area, this beautifully presented one double bedroom basement flat offers stylish living with an abundance of natural light throughout. Despite its basement position, large windows allow sunlight to flood the property, creating a bright and welcoming atmosphere.

The accommodation comprises a light and airy open-plan kitchen, diner, and spacious reception area, featuring a modern-finish kitchen ideal for both everyday living and entertaining. The property also boasts a well-proportioned double bedroom and a contemporary, stylish bathroom finished to a high standard.

Further benefits include a private rear garden, accessed directly from both the kitchen and bedroom, providing an excellent outdoor space for relaxing or entertaining.

Westcote Road is ideally located within a short walk of Streatham Common Station, offering excellent transport links into Central London (Southern Rail services to London Bridge and Victoria). Residents will also enjoy easy access to the popular local amenities such as The Furzedown Pub, Cut the Mustard Café, and The Naked Loaf which are just moments away. A short distance away is Streatham Common and its stunning Rookery Gardens offering further open space to enjoy.





Total floor area 52.2 m<sup>2</sup> (562 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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- One Bedroom
- Private Rear Garden
- Modern Finish throughout
- Desirable Furzedown Location
- Excellent Transport Links

Tenure: Leasehold EPC Rating: D

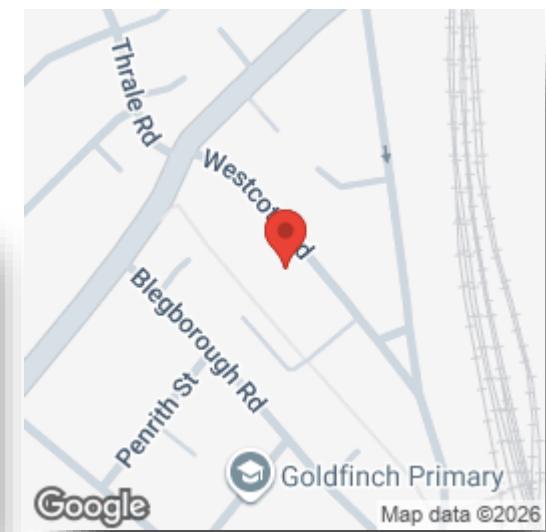
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2012.  
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

**£300,000**



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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:

STM110411 - 0002

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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