



Church Lane, London SW17 9PU

welcome to

Church Lane, London

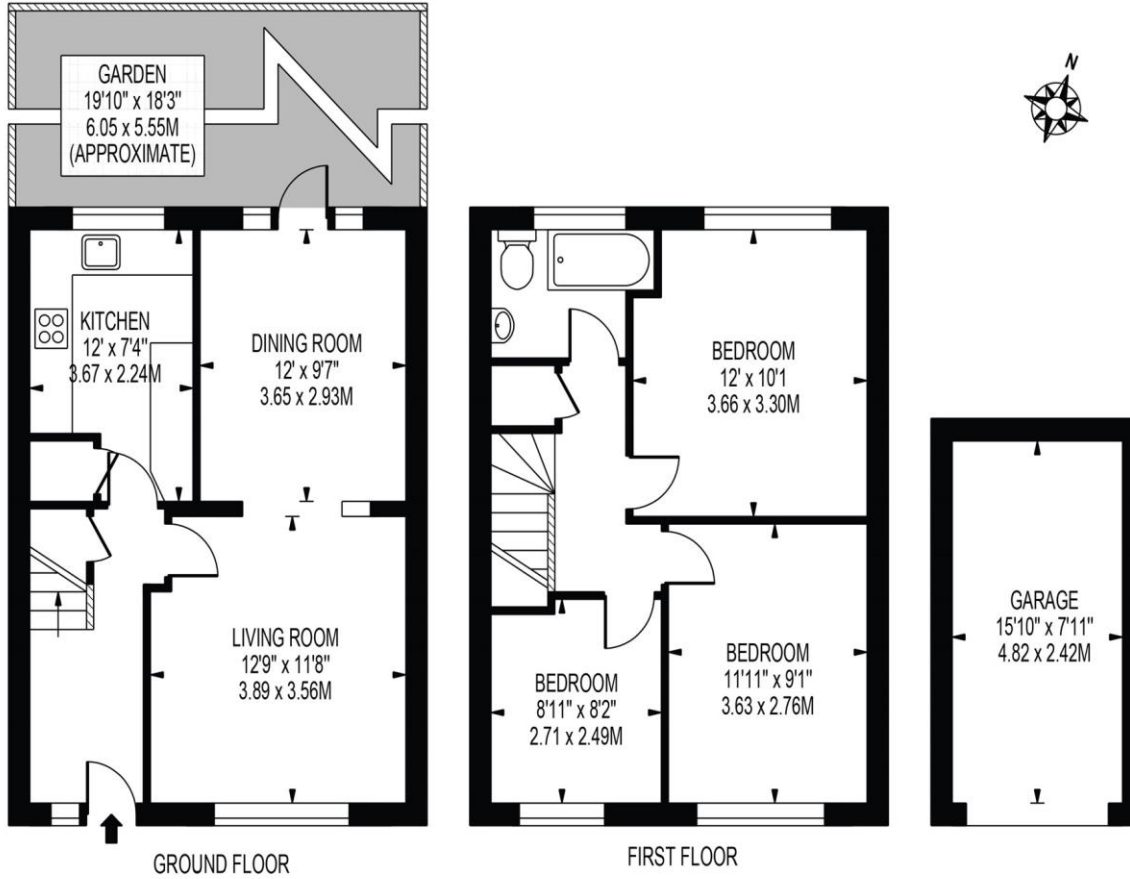
We're proud to present to you a fantastic, three double bedroom maisonette on Church Lane. The property benefits from its own front door, a double reception room on the ground floor, separate kitchen and a private garden which is accessible directly from the living room. On the first floor comprises of a family bathroom and all three large bedrooms. The maisonette further benefits from a private garage which can also be utilised for off-street parking and is rarely seen with properties in Tooting. The property currently has a lease of 43 years, but upon completion, this will be extended to 133 years (all documents are already drafted). Being located on Church Lane, you're just a couple minutes' walk away from the green space of Tooting Common, an equally spaced 15 minute walk away from Tooting Bec and Tooting Broadway tube station, walking distance to Graveney Secondary School and Furzedown primary school.



CHURCH LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 867 SQ FT - 80.56 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 126 SQ FT - 11.66 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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- Three bedroom maisonette
- Double reception room
- Private garden
- 90 year lease extension upon completion
- Garage

Tenure: Leasehold EPC Rating: C

offers in excess of

£485,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG107922

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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:
TTG107922 - 0025


barnard marcus



020 8682 1161



Tooting@barnardmarcus.co.uk



248 Upper Tooting Road, Tooting, LONDON,
SW17 7EX



barnardmarcus.co.uk

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