



Swains Road, London SW17 9HR

welcome to

Swains Road, London

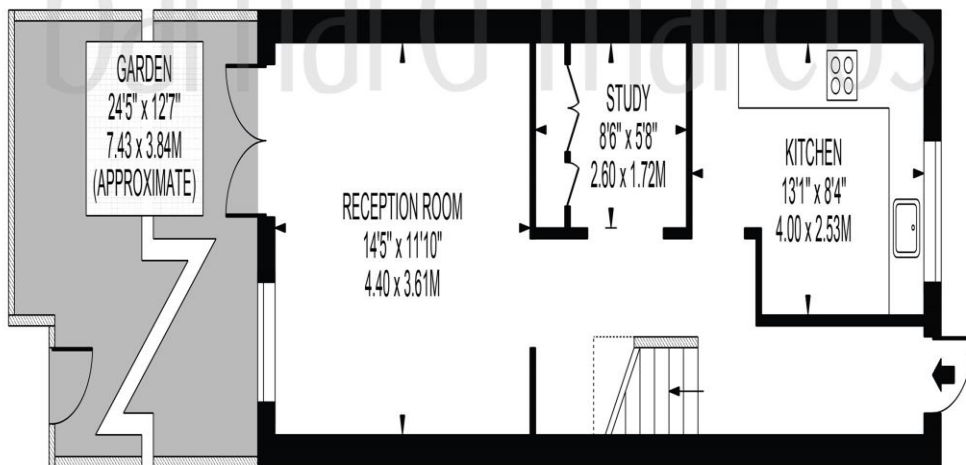
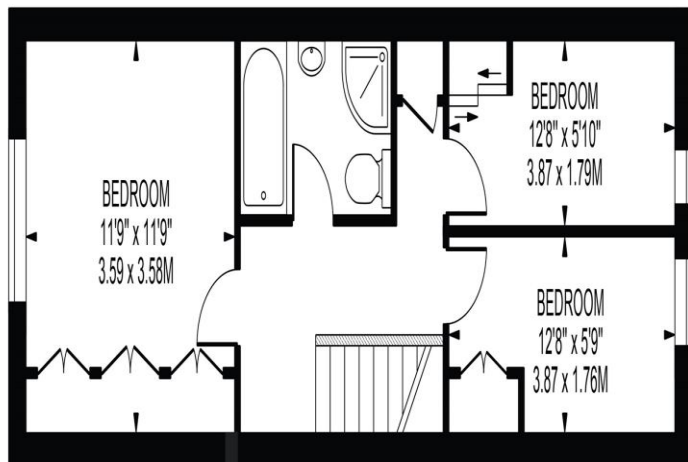
Fantastic three bedroom house spanning over 868 square feet of interior space, walk away from Colliers Wood tube station as well as local schools and shops!

The home comprises of three bedrooms, separate kitchen, ground floor study room and a large reception room at the rear which leads out to your private garden space. Additionally the home benefits from a good size communal garden accessible for your row of houses. Swains road is located moments away from Tooting train station, 12 minutes' walk away from Colliers Wood tube station, 11 minutes' walk to Links road primary school and a short trip away from Tooting high street which houses an array of shops, restaurants and bars.



SWAINS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 868 SQ FT - 80.64 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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- Three bedroom, freehold home
- Private garden
- Additional study room
- Separate kitchen
- Walk away from tube and train station

Tenure: Freehold EPC Rating: C

offers in excess of

£450,000



view this property online barnardmarcus.co.uk/Property/TTG107864

Please note the marker reflects the postcode not the actual property



Property Ref:
TTG107864 - 0013

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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