



Wren House Longley Road, London SW17 9LH

welcome to

Wren House Longley Road, London

Tooting is a vibrant South London hotspot with its mix of famous curry houses, independent boutique stores, coffee shops, bars, restaurants and a number of high street retailers.

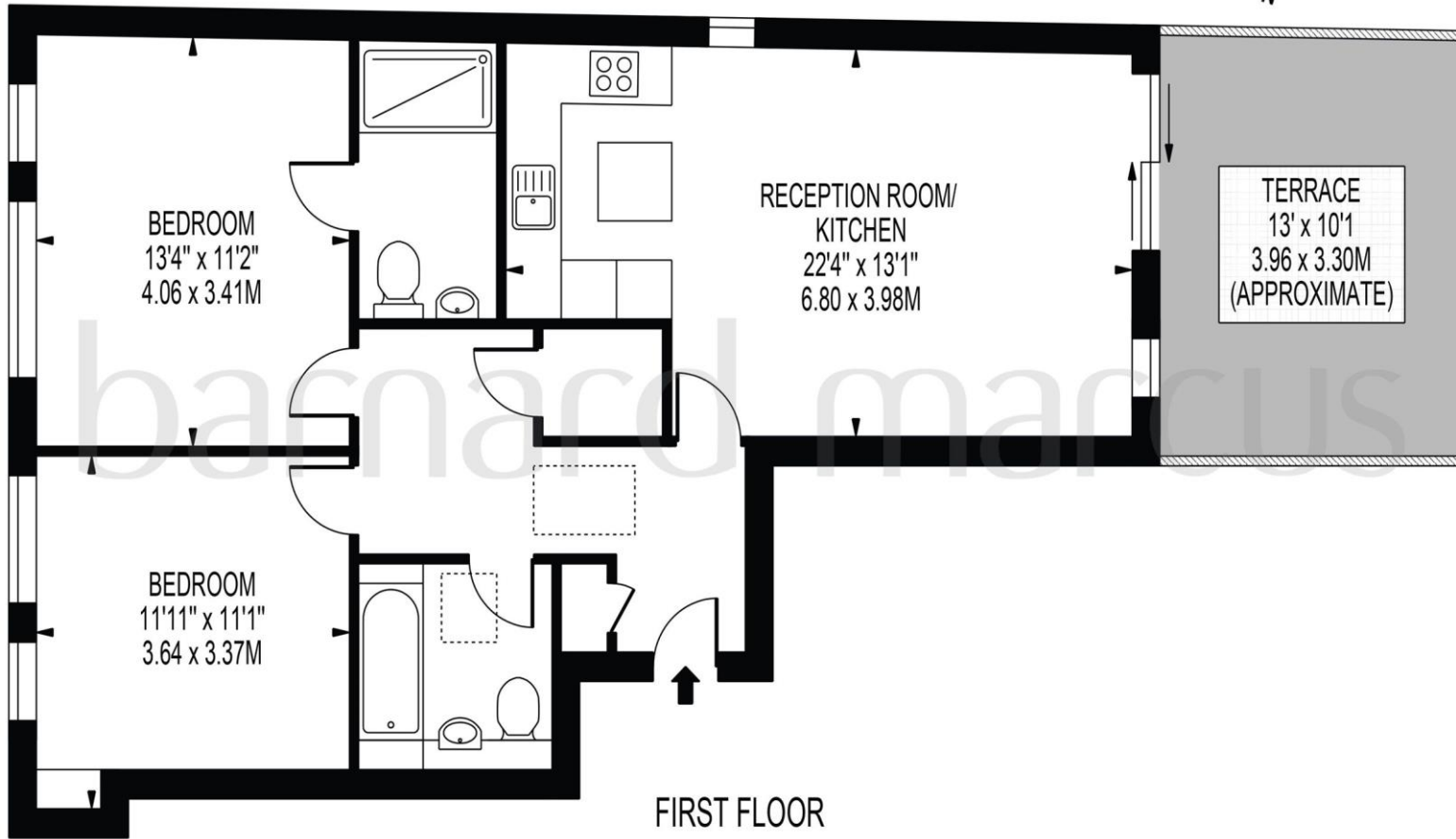
Underground: Tooting Broadway station is 0.6 miles away and offers Northern Line services. Overground: Tooting Rail Station is 0.3 miles and offers Thameslink services. Busses: A number of routes service the location and are within 0.5 miles of Wren House including 44 (Victoria), 57 (Kingston), 77 (Waterloo), 333 (Elephant & Castle) and 355 (Brixton) - Night bus N44.

"Agents Note; It is our understanding that the property is not yet registered at the Land Registry and that a draft lease will be created for the property. We understand that this will take place during the conveyance in preparation for the completion of sale. Your conveyancer will take the necessary steps to advise with regard to the creation of a lease and the potential timeframes involved."



WREN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 770 SQ FT - 71.54 SQ M



FIRST 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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- Share of freehold
- Two bedroom
- Lease: 999 years
- Warranty: 10 year new build warranty
- Bosch appliances

Tenure: Leasehold EPC Rating: C

offers in excess of

£625,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/TTG108240](https://www.barnardmarcus.co.uk/Property/TTG108240)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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:
TTG108240 - 0004



barnard marcus



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