



Court Place Sellincourt Road, London SW17 9SB



Welcome to
Court Place Sellincourt Road, London

Situated within Court Place, a small and secluded gated development is this architecturally designed two double bedroom contemporary house. Glass fronted and fully detached, this unique freehold home is the epitome of chic, style and elegance. The ground floor features a grand open plan reception with incorporated modern fitted kitchen, spacious double bedroom and private en suite. On the first floor is a superbly appointed bathroom suite, versatile walk-in wardrobe and a further double bedroom with built in storage and a glass Juliet balcony. The property comes with a patio to front, secure allocated parking and offers peaceful surroundings in what is a desirable location within Tooting Graveney. Court Place is nestled within the backdrops of Tooting Broadway, only a short walk from Tooting Broadway Tube, Tooting BR station and a variety of trendy amenities along Tooting High Street. Offered to the market chain free!

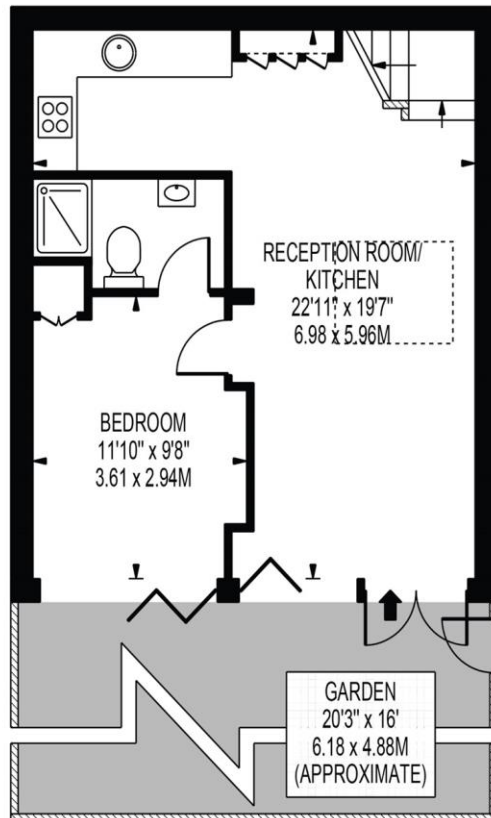


COURT PLACE, SELLINCOURT ROAD

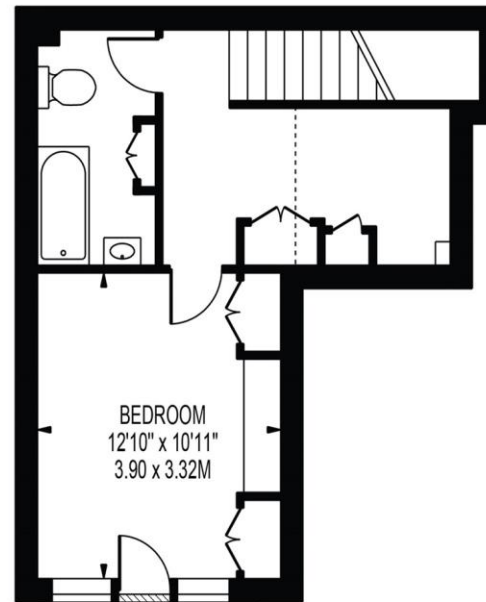
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 778 SQ FT - 72.30 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 45 SQ FT - 4.20 SQ M



GROUND FLOOR



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.

Welcome to

Court Place Sellincourt Road, London

- Stylish two-bedroom detached house
- CHAIN FREE!!!
- Two bathrooms
- Excellent condition throughout
- Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£525,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108270



Property Ref:
TTG108270 - 0056

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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