



Mantilla Road, London SW17 8DY

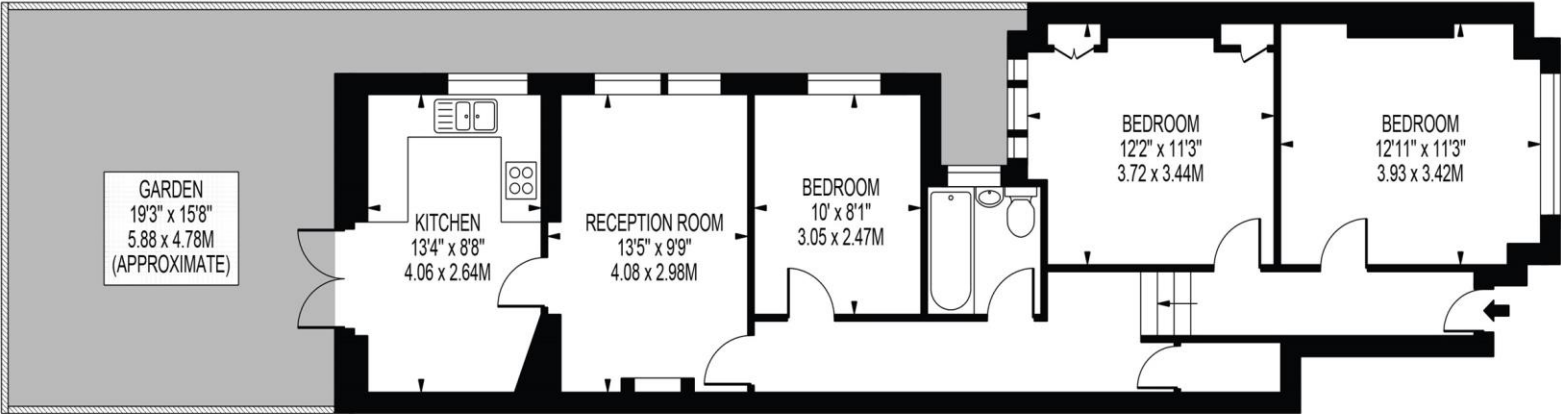
Welcome to **Mantilla Road, London**

Situated on a peaceful residential road near Tooting Bec Common lies this spacious three-bedroom maisonette, set on the ground floor of this attractive building. In good condition throughout, the property has an inviting feel with light and airy interiors and a traditional layout. Furthermore, there is an elegant eat-in kitchen/diner to the rear offering direct access to the spacious, private rear garden, three generous bedrooms and a modern bathroom suite. Mantilla Road runs between Franciscan Road and Church Lane and is conveniently placed for access to Tooting Bec Tube and the lovely green open spaces of the common. Call now to arrange a convenient appointment to view.



MANTILLA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 810 SQ FT - 75.27 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.

Welcome to

Mantilla Road, London

- 3 bedrooms
- Open plan kitchen/lounge
- Large private rear garden
- Sold with tenants in situ
- CHAIN FREE!!!

Tenure: Freehold EPC Rating: D

guide price

£700,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108506



Property Ref:
TTG108506 - 0008

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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