



**Valnay Street, London SW17 8PS**



## **Welcome to Valnay Street, London**

A two double bedroom split level period flat on Valnay Street. Situated in a prime location within between Tooting Bec and Broadway. This property is in good decorative order throughout with laminate wood flooring and is offered to the market without chain. From the outside, the property forms the top half of this double bay fronted Victorian house. Walking inside you have stairs up to the flat itself on the first floor which comprises of the large bayfronted lounge, double bedroom with ensuite bathroom and kitchen overlooking the gardens below. On the second floor there is a large master suite and additional ensuite bathroom. An additional benefit is the plentiful eave storage.

Valnay Street is a prime road in Tooting Broadway which has the famous Tooting market, high street, local amenities, tube access, restaurants and even outstanding schools all within a short saunter of the property. Call in to book your slot at the open house event!!

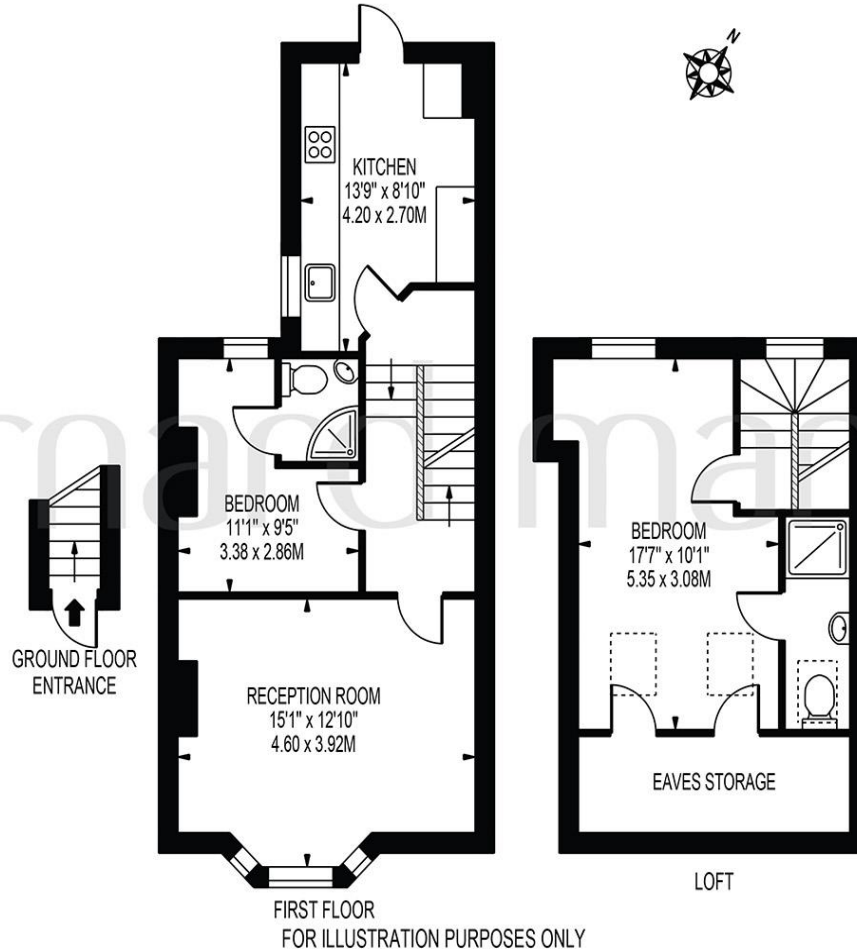


# VALNAY STREET

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 804 SQ FT - 74.74 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 63 SQ FT - 5.88 SQ M



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

## Valnay Street, London

- 2 Double bedrooms
- 2 Ensuite bathrooms
- Split level Victorian converted flat
- Neutrally decorated throughout
- Chain free!!!

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/TTG106978](https://www.barnardmarcus.co.uk/Property/TTG106978)



Property Ref:  
TTG106978 - 0012

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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