



Seely Road, London SW17 9RB

Not for marketing purposes INTERNAL USE ONLY

Welcome to **Seely Road, London**

A well-presented three-bedroom mid terrace family home, located on a quiet residential road in between Tooting and Mitcham,

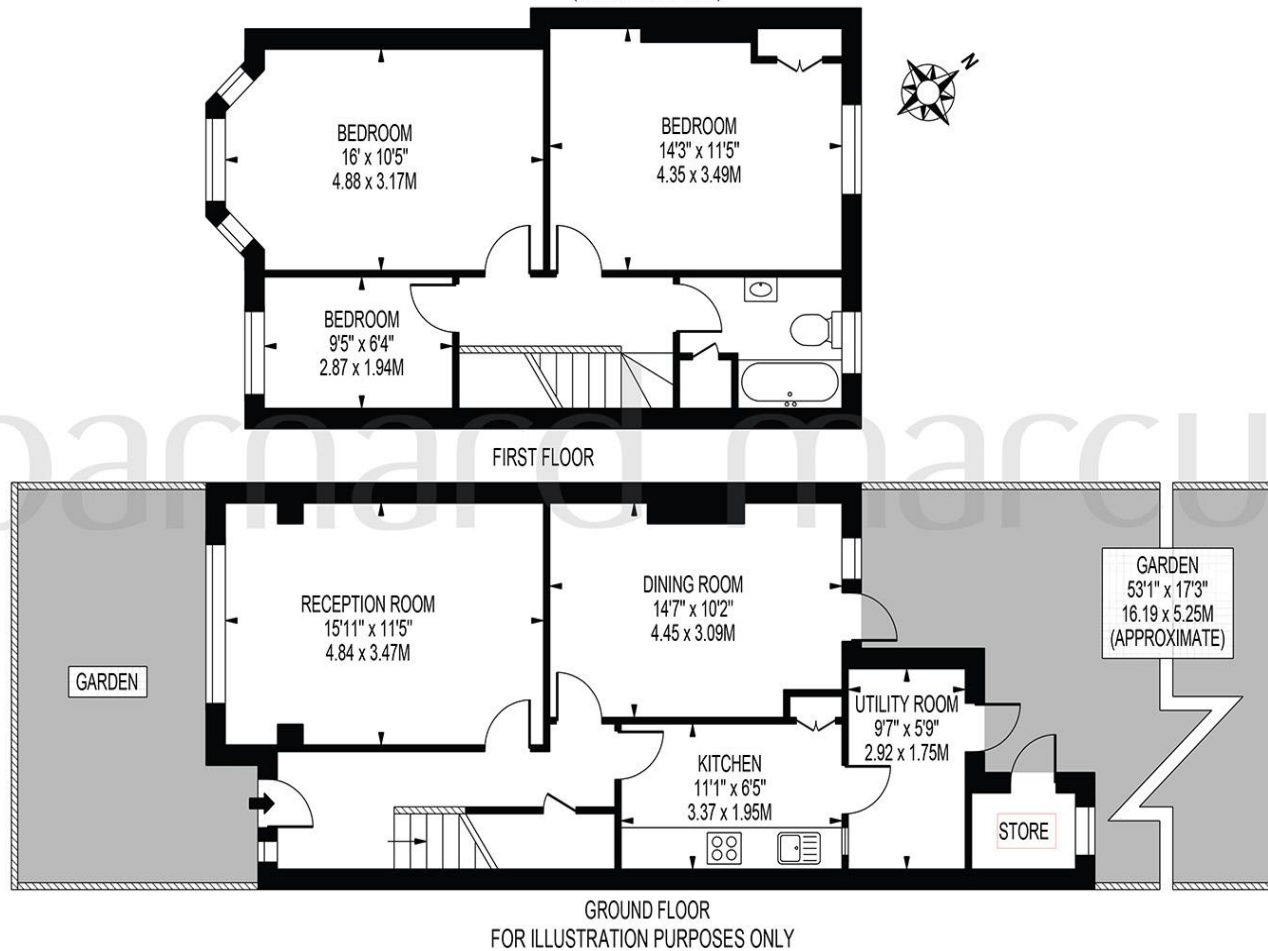
The property comprises two reception rooms, kitchen, two double bedrooms, one single bedroom and a family bathroom on the first floor. There is a well sized rear garden, and the property is offered to the market with no onward chain.

Seely Road is a desirable residential street occupying great proximity to central Tooting & Streatham town centre. The vast shops, bars and restaurants of Tooting Broadway as well as excellent transport links of the Underground and Tooting Railway are within walking distance.



SEELY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1111 SQ FT - 103.25 SQ M
(EXCLUDING STORE)



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

Seely Road, London

- Three bedrooms
- Mid Terrace House
- Close to Tooting mainline station
- Front and rear garden
- Close to shops and amenities

Tenure: Freehold EPC Rating: C

offers in excess of

£600,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
TTG108584 - 0006

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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