



barnard marcus

Tooting Bec Road, London SW17 8BW



**Welcome to  
Tooting Bec Road, London**

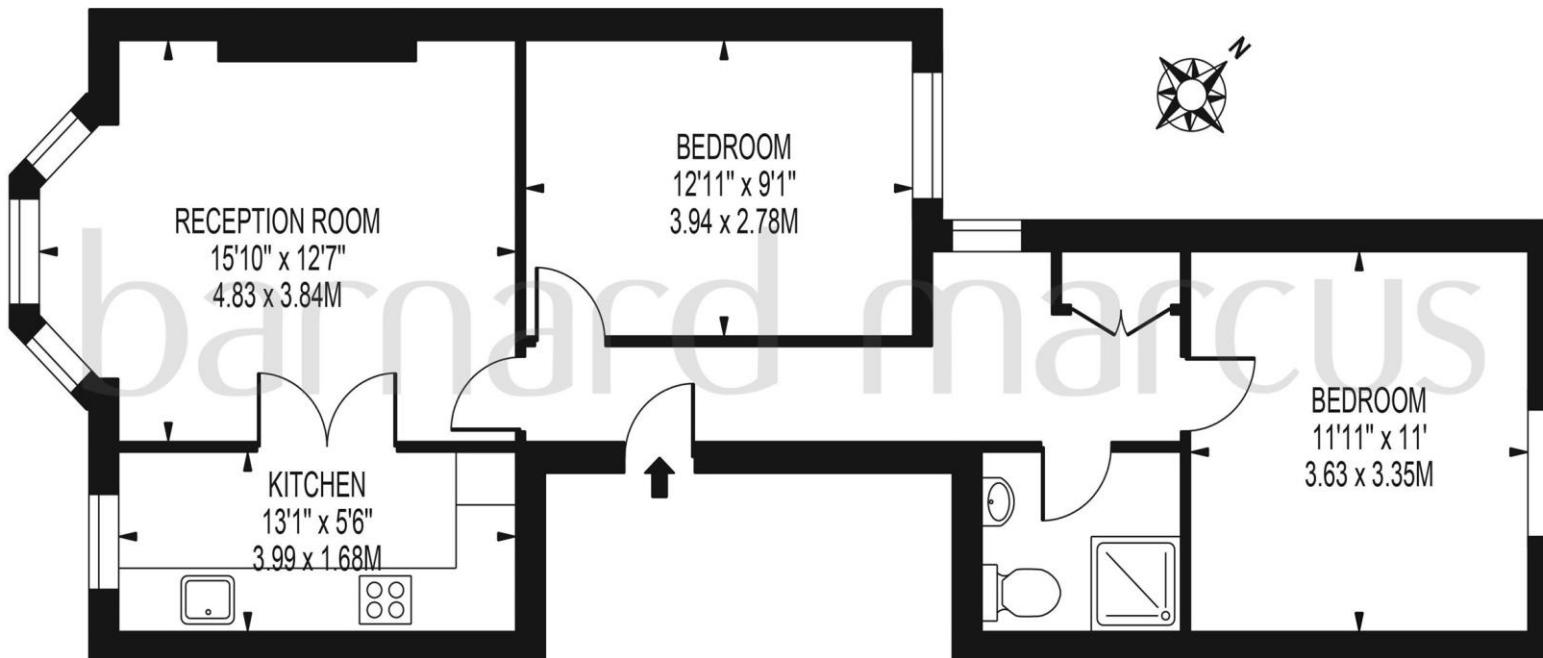
A fantastic opportunity to acquire a character first floor conversion comprising of two bedrooms, light and airy reception, modern kitchen, and bathroom and is offered to the open market with no upward chain.

The property is located within yards of Tooting Bec Underground and Common, and an early viewing is recommended.  
Balham and the lovely open spaces of Tooting Bec Common.



# TOOTING BEC ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 644 SQ FT - 59.82 SQ M



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

### Tooting Bec Road, London

- Ideal location in Tooting near Tooting Bec tube
- Spacious, bright and airy
- Array of local amenities nearby
- Two double bedrooms
- Modern kitchen and bathroom

Tenure: Leasehold EPC Rating: D

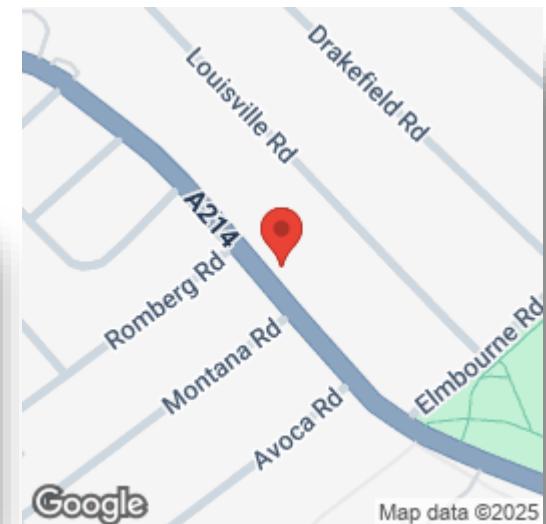
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Mar 2007.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers in excess of

**£475,000**



**view this property online** [barnardmarcus.co.uk/Property/TTG108750](http://barnardmarcus.co.uk/Property/TTG108750)

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:  
TTG108750 - 0031

Please note the marker reflects the  
postcode not the actual property



**020 8682 1161**



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