



**Blakenham Road, London SW17 8NZ**



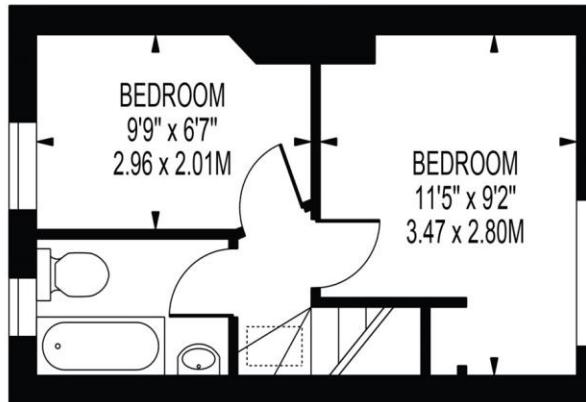
**Welcome to  
Blakenham Road, London**

A stylish two double bedroom mid-terrace cottage with extended kitchen and rear garden on Blakenham Road. This charming property has a separate lounge leading on to the eat-in extended kitchen. The kitchen itself is flooded with natural light, styled like a Country cottage and access the secluded, mature rear garden. Leading upstairs is the family bathroom and two double bedrooms. The entire property is neutrally decorated and in good condition. Additional benefits include large loft storage, front garden, double glazed windows and resident parking. This property is ideally located; set away from the hustle and bustle of Tooting while within short walking distance to the Northern Line tube stations at Tooting Broadway & Bec, the ever-popular Tooting Market, local amenities, eateries and outstanding schools. An ideal first home/ investment property.

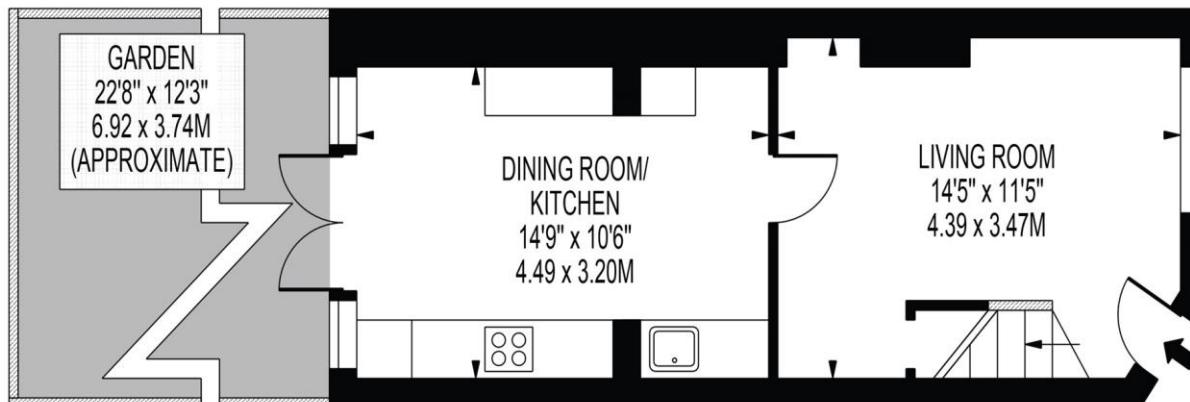


# BLAKENHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 543 SQ FT - 50.45 SQ M



FIRST FLOOR



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

## Blackenham Road, London

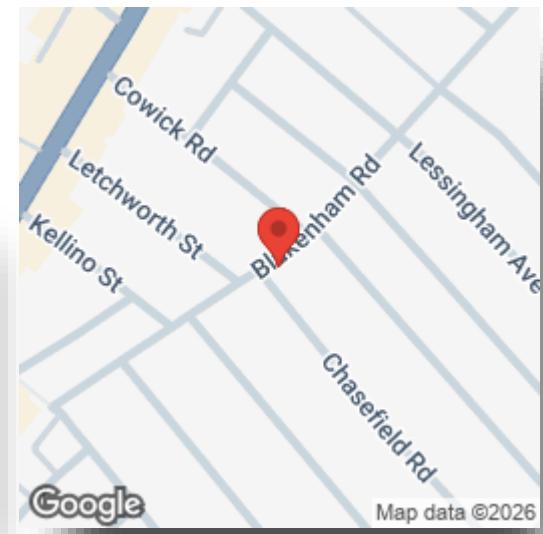
- 2 double bedrooms
- Extended kitchen
- Private rear and front gardens
- Double glazed
- Close to transport links

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£550,000**



**view this property online** [barnardmarcus.co.uk/Property/TTG108668](http://barnardmarcus.co.uk/Property/TTG108668)

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:

TTG108668 - 0026

Please note the marker reflects the postcode not the actual property



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