



Sellincourt Road, London SW17 9SB

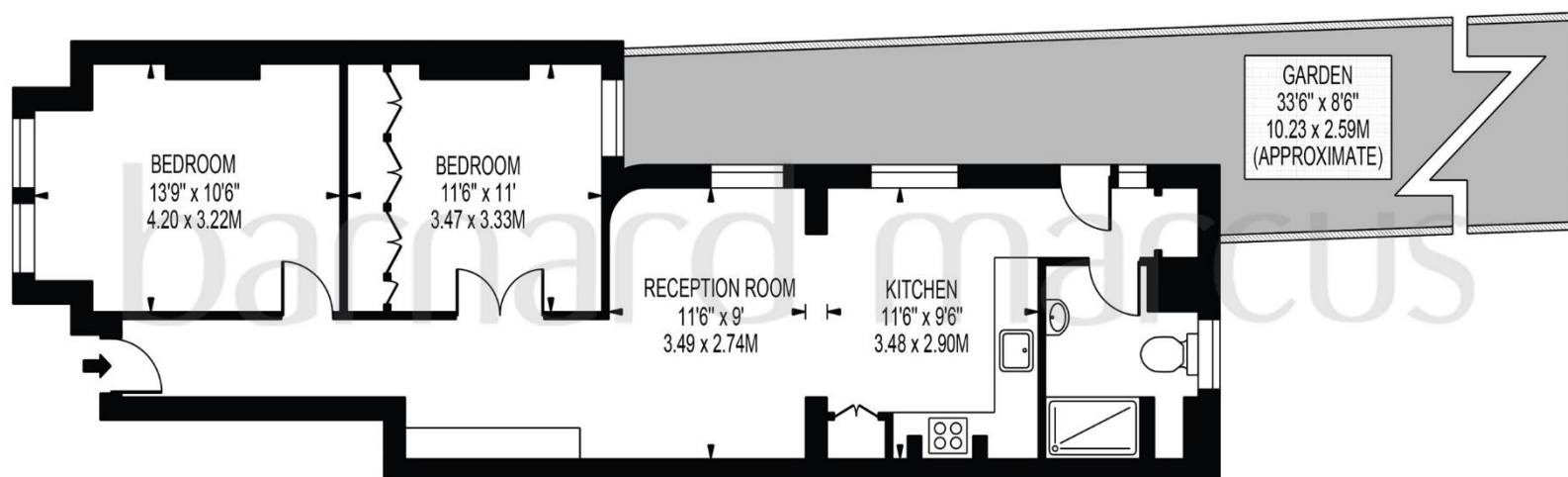
Welcome to **Sellincourt Road, London**

On the quiet, sought-after Sellincourt Road, this bright ground-floor maisonette forms part of a charming period terrace. Sensitively refurbished with a light, modern touch, the interior celebrates original character while introducing a warm, cohesive palette throughout. At the heart of the home, a cosy sitting room has been thoughtfully reconfigured to create an open-plan space with a contemporary eat-in kitchen, perfect for weeknight cooking and easy entertaining. Period details are retained and set against calm finishes, giving the rooms an inviting, quietly elegant feel. There are two airy bedrooms: the principal is peacefully positioned, and the second makes an ideal nursery, guest room or study for days working from home. A well-appointed bathroom sits to the rear. Large windows draw light through to the back and open onto a private, leafy garden, wonderfully secluded for morning coffee, children's play or summer suppers. There is scope to extend at the rear, subject to the usual consents. Tooting Broadway (Northern Line) is a short walk away, putting the City and West End within easy reach. St George's Hospital and the independent cafés, restaurants and everyday amenities of Tooting High Street are close at hand, with lively markets and green pockets nearby for weekend wandering.



SELLINCOURT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 662 SQ FT - 61.52 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 Sellincourt Road, London

- 2 Double bedrooms
- Open plan living
- Eat-in kitchen
- Stunning decor
- Secluded private garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108762



Property Ref:
TTG108762 - 0017

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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