



Landseer Close, London SW19 2UT

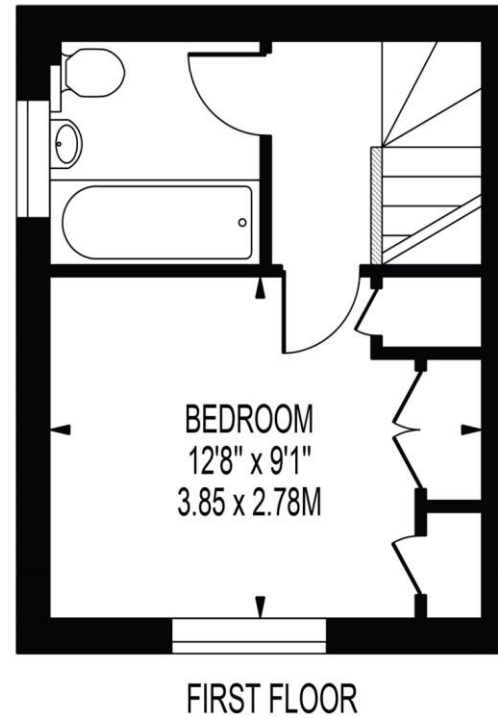
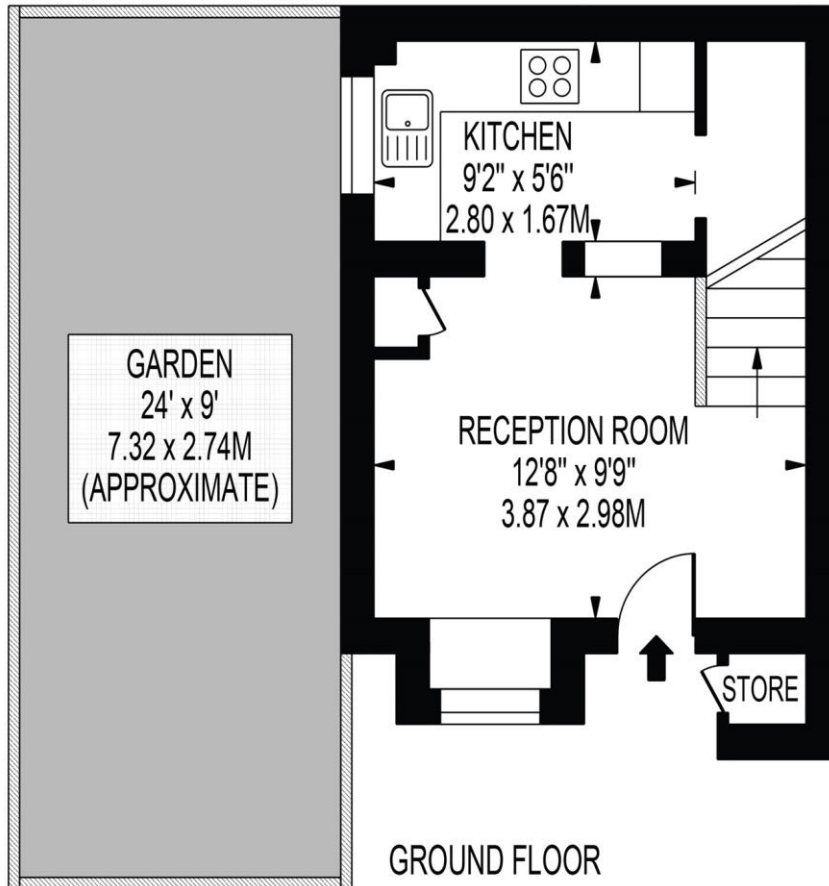
Welcome to **Landseer Close, London**

Situated in a residential area of Merton Abbey, and within moment of Colliers Wood, this sought after, rarely available one bedroom end of terrace house. This practical starter home is perfect for a first-time buyer or as investment and is offered with no service charges or ground rent. Upon entrance you have a private front garden leading to the front door. Once inside there is a smart open plan living space and fitted kitchen. On the first floor you will find a sizeable double bedroom, a bathroom suite, storage cupboard, not to mention the large loft space for all your storage requirements and a private parking space off street parking. The property emanates space & light and would be ideal for a first-time buyer keen to avoid the burden sometimes associated with a leasehold property. This property is available to view now and offered chain free.



LANDSEER CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 418 SQ FT - 38.80 SQ M
(EXCLUDING STORE)



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

Landseer Close, London

- One Double Bedroom FREEHOLD House
- Loft Storage Available
- Private Off-Street Parking
- Private Garden
- Open-Plan Kitchen with Under Stair Storage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108590



Property Ref:
TTG108590 - 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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