



Deeside Road, London SW17 0PJ

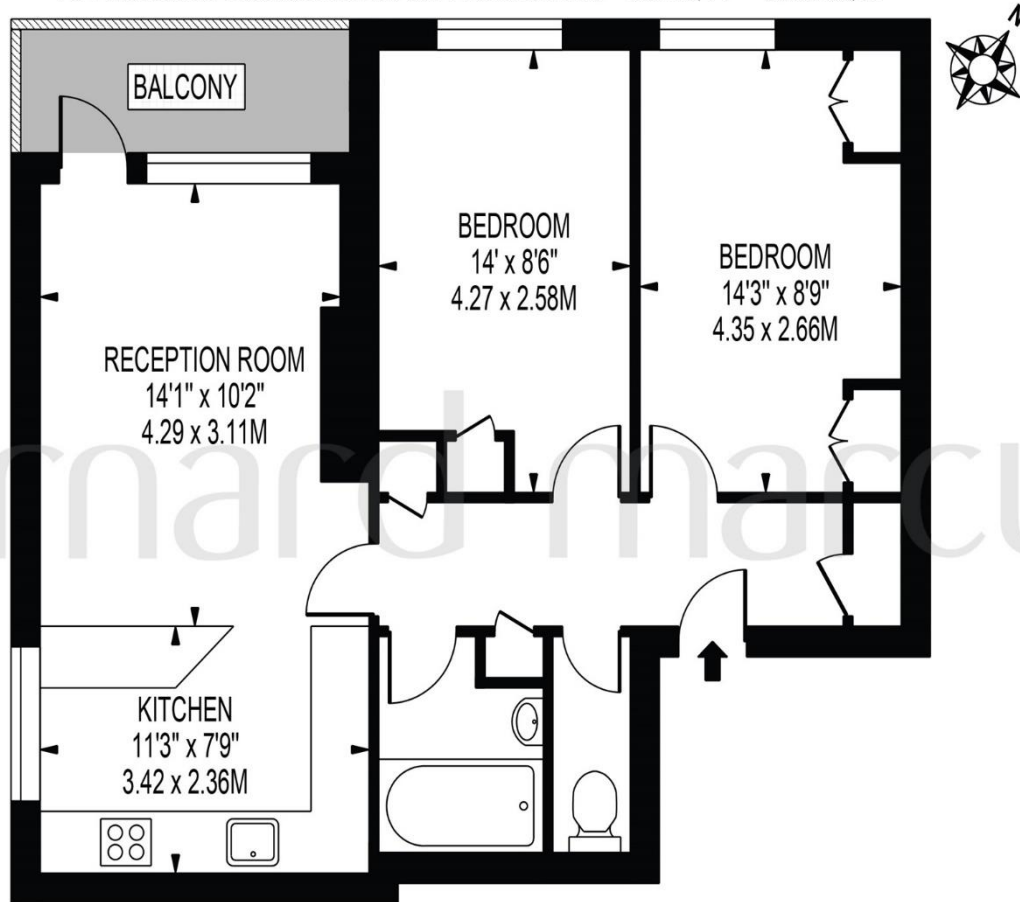
Welcome to **Deeside Road, London**

A light and airy two double bedroom apartment found in a peaceful location between Tooting and Earlsfield. This purpose built flat on the ground floor boasts two sizeable bedrooms, bathroom, and a spacious reception area incorporating a fitted kitchen and a private balcony. Deeside Road is part of the desirable Aboyne development, easily accessible from Tooting Broadway and Earlsfield, close to local schools and amenities and within easy reach of St George's hospital and university. In our opinion this apartment presents an exciting first time or buy to let investment opportunity. New to the market must view property!



DEESIDE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 639 SQ FT - 59.39 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

Deeside Road, London

- Two double bedrooms
- Resident parking
- Chain free
- Private balcony
- Accessible from Tooting Broadway and Earlsfield

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 90.00

Ground Rent: 0.01

This is a Leasehold property with details as follows; Term of Lease 84 years from 09 Jul 2025.
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

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108887



Property Ref:
TTG108887 - 0008

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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barnard marcus



020 8682 1161



Tooting@barnardmarcus.co.uk



248 Upper Tooting Road, Tooting, LONDON,
SW17 7EX



barnardmarcus.co.uk