



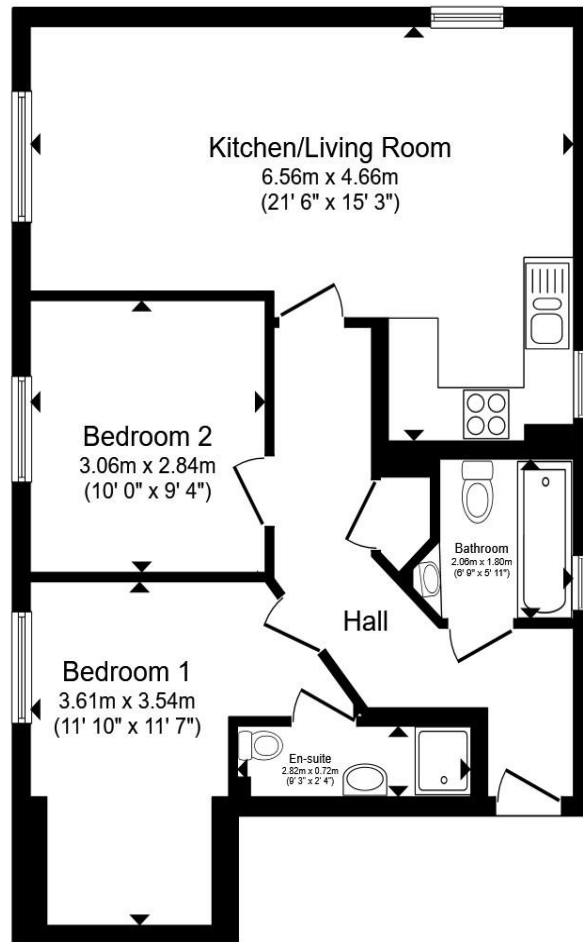
barnard marcus

Carrick Court Longley Road, London SW17 9LB

Welcome to
Carrick Court Longley Road, London

A bright and spacious two double bedroom first floor purpose built flat on Longley Road. The flat enjoys open plan kitchen/living space, two double bedrooms one of which including an ensuite bathroom, family bathroom and lots of storage available. The flat also has access to off-street parking on site which is unallocated. This property is offered to the market without chain and benefits from a long lease. Ideal for first time buyers and investors alike. Longley Road is a wide, tree-lined street forming part of Tooting Graveney, a popular residential area near to both Tooting Broadway Tube (Northern Line) and Tooting Rail Station (City Thameslink). Call now to arrange a convenient appointment to view this apartment*Parking may be available as a separate purchase*





Total floor area 59.6 m² (642 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Carrick Court Longley Road, London

- 2 bedroom purpose built flat
- 2 bathrooms
- Purpose built
- Parking
- Close to Tooting Rail Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG109005



Property Ref:
TTG109005 - 0003

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