



**Hereward Road, London SW17 7EY**

## ***Welcome to*** **Hereward Road, London**

A magnificent 3-bedroom end terrace Victorian house on Hereward Road. This impressive property has a beautiful façade celebrating the original brickwork, is double bay fronted and has a private front garden.

Walking inside you have two reception rooms on the ground floor and a eat-in kitchen with an additional bay window feature overlooking the private garden.

Leading upstairs there are three double bedrooms and a family bathroom.

Throughout this entire property there are original features, many retained fireplaces, and floods of natural light. The décor is light, neutral and in a good condition while having the opportunity to extend subject to usual permissions.

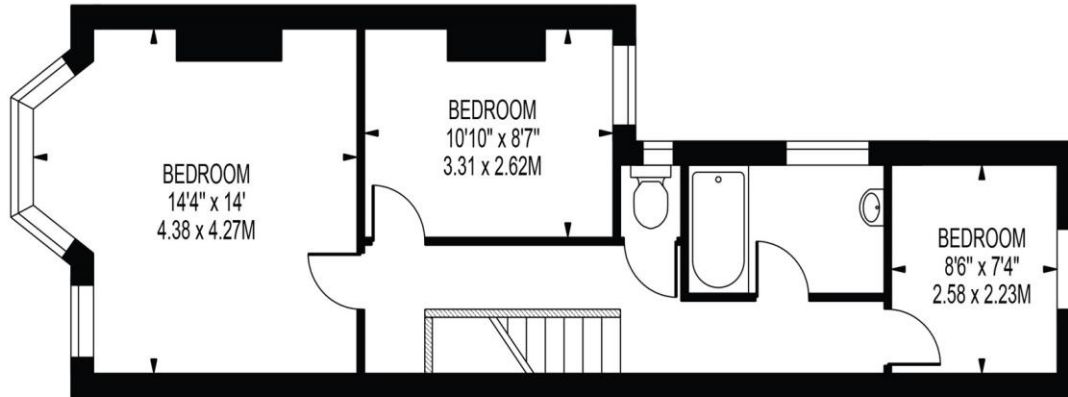
Hereward road is moments away from Tooting's popular market, underground tube station (Northern Line access), outstanding schools, Tooting Bec Common and lots of local amenities.

This property is offered to the market chain free. Viewings advised sooner than later.

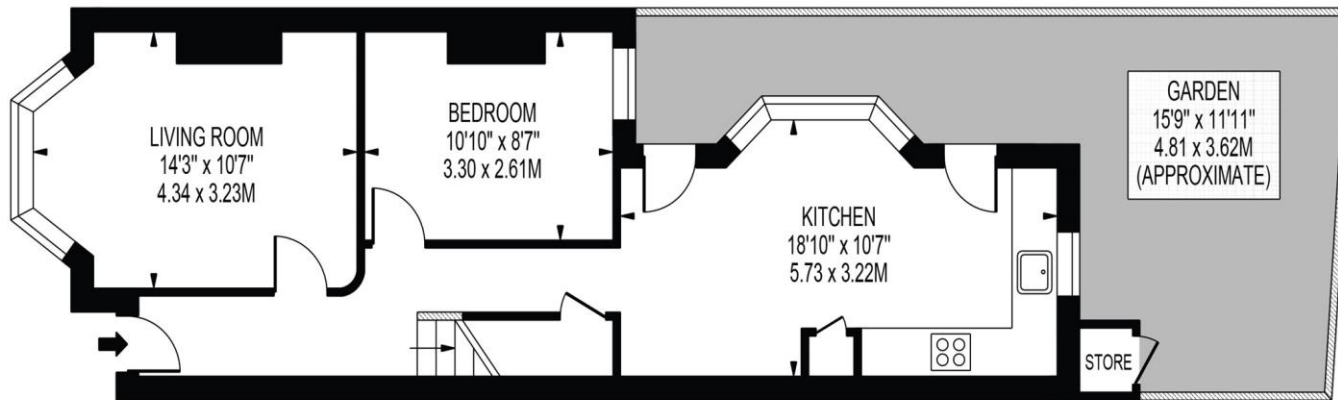


# HEREWARD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1005 SQ FT - 93.38 SQ M  
(EXCLUDING STORE)



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

## Hereward Road, London

- 3 Bedrooms
- 2 reception rooms
- Eat-in kitchen
- Private garden
- Chain FREE!!!

Tenure: Freehold EPC Rating: E

guide price

**£750,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/TTG108433](https://barnardmarcus.co.uk/Property/TTG108433)



Property Ref:  
TTG108433 - 0027

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](mailto:Tooting@barnardmarcus.co.uk)



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



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)