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**Eardley Road, London SW16 6BB**

  
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**welcome to**  
**Eardley Road, London**

Beautifully Presented Two-Bedroom, Two-Bathroom Flat in Prime Streatham Location

Situated on the sought-after Eardley Road, SW16, this immaculately presented two-bedroom, two-bathroom flat offers approximately 760 sq ft of bright and well-proportioned living space. Ideally located just moments from Streatham Common Station, the property provides swift and convenient access to central London, making it an excellent choice for professionals, couples, or small families.

The spacious open-plan reception area is flooded with natural light, seamlessly incorporating a contemporary kitchen complete with integrated appliances-ideal for both everyday living and entertaining. Both bedrooms are generously sized, with the principal bedroom benefitting from a private en-suite shower room. A modern family bathroom serves the second bedroom and guests.

Further benefits include a long lease, offering long-term security, and access to a well-maintained communal garden-perfect for relaxing or enjoying warm summer evenings.

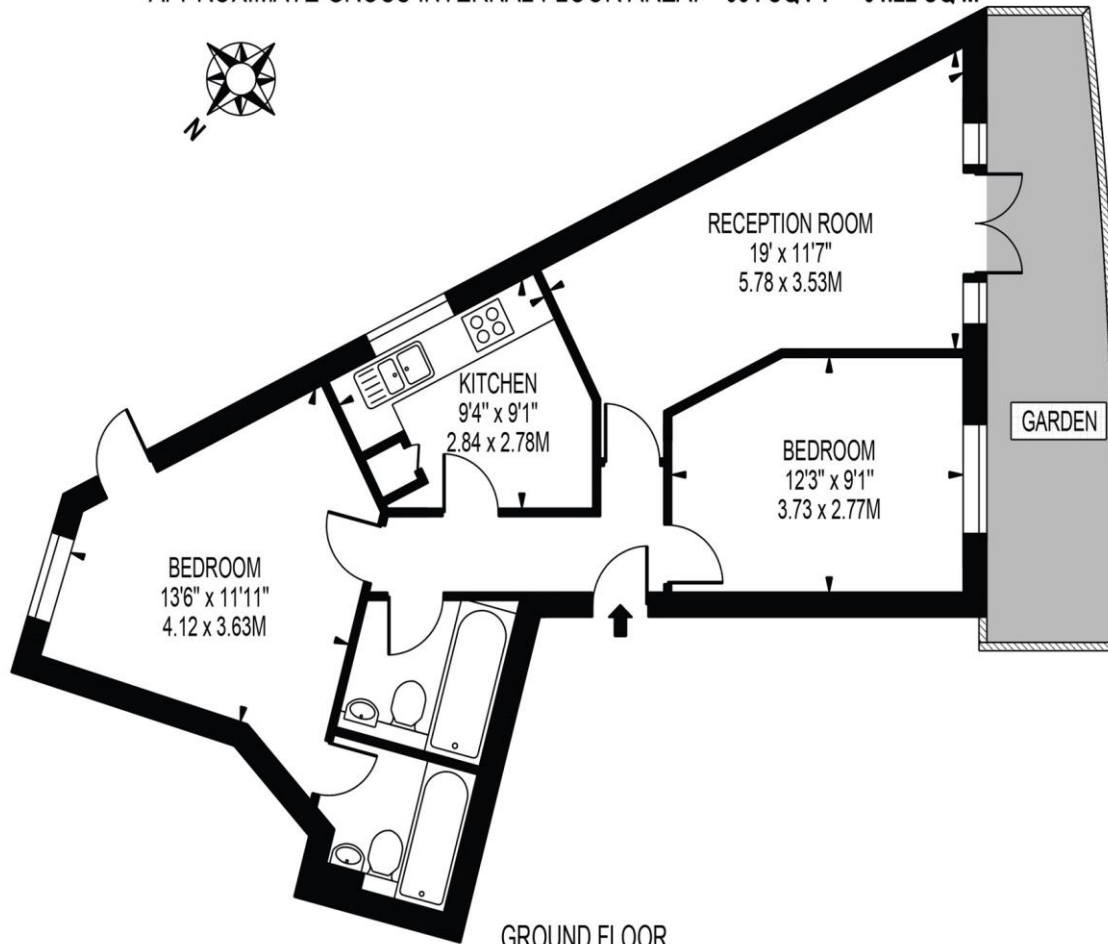
Positioned in the heart of Streatham, residents will enjoy close proximity to the area's vibrant high street, with its diverse selection of shops, cafés, and restaurants, as well as the green open spaces of Streatham Common.

Combining stylish modern living with excellent connectivity and local amenities, this exceptional flat is not to be missed. Early viewing is highly recommended.



# EARDLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 584 SQ FT - 54.22 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

## Eardley Road, London

- Two Double Bedroom
- Communal Garden
- Near Local Amenities
- Two Bathrooms
- Near Local Amenities

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2307.56

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 27 Jul 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£330,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/STM110199](https://www.barnardmarcus.co.uk/Property/STM110199)



Property Ref:  
STM110199 - 0008

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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**020 8769 9393**



[Streatham@barnardmarcus.co.uk](mailto:Streatham@barnardmarcus.co.uk)



120 Mitcham Lane, Streatham, LONDON, SW16 6NS



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