



barnard
marcus

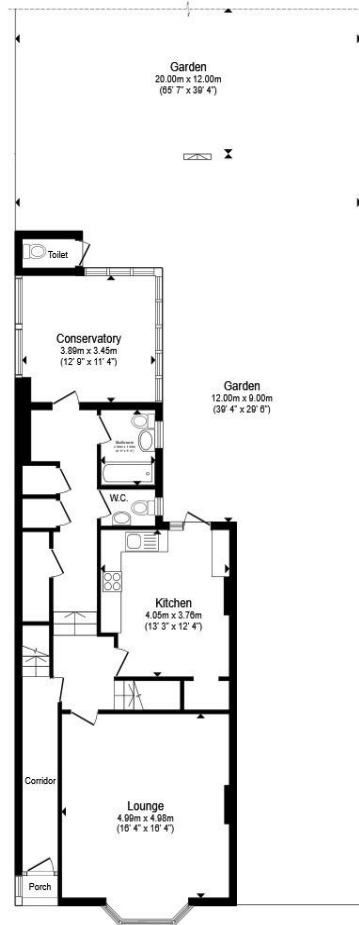
welcome to

Ellison Road, London

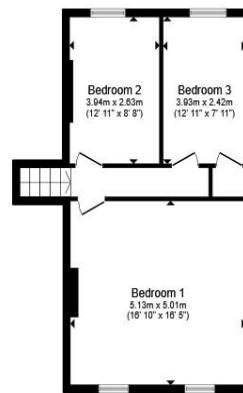
A rarely available four-bedroom split-level apartment offering an impressive 2,338 sq ft of living space, ideally located close to Streatham Common Station and the open green spaces of Streatham Common. This spacious home benefits from a large fitted kitchen, private garden, substantial 34ft garage. This exceptional four-bedroom split-level apartment offers an impressive 2,338 sq ft of accommodation, making it a rare opportunity in this highly sought-after location. Ideally situated within easy reach of Streatham Common Station and the beautiful open green spaces of Streatham Common, the property combines substantial living space with excellent convenience and connectivity. The accommodation comprises four generously proportioned bedrooms, all offering ample space for both relaxation and storage. At the heart of the home is a spacious, fully fitted kitchen, ideal for modern family living and entertaining, complete with extensive worktop space and a range of integrated appliances. Further benefits include a large family bathroom, an additional external WC, and an abundance of storage throughout, ensuring practicality and functionality. A particularly standout feature is the substantial 34ft split-level garage, providing secure off-street parking alongside excellent additional storage space, a rare asset in the area. Externally, the property enjoys a private garden, offering a peaceful outdoor retreat perfect for al fresco dining, entertaining guests, or simply relaxing. Combining generous proportions, versatile accommodation, and a prime Streatham Common location, this unique property presents an outstanding opportunity for families, professionals, or investors seeking a home of exceptional size and character.



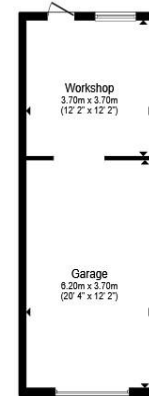
Agents Note; "Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor



First Floor



Outbuilding



Total floor area 179.0 m² (1,927 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 Ellison Road, London

- Four-bedroom split-level apartment
- Approx. 2,338 sq ft
- Stone through away from Streatham Common Station
- Moments from the green open spaces of Streatham Common
- Private rear garden
- Exceptional 34ft split-level garage
- Abundance of storage space
- Ideal for families, professionals, and investors

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1700.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1990. 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

£675,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110765



Property Ref:
STM110765 - 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.

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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