



barnardmarcus

Busby House Aldrington Road, London SW16 1TZ



welcome to

Busby House Aldington Road, London

Situated in the well-maintained Busby House, this immaculately presented two-bedroom flat offers bright, comfortable living in a highly sought-after location. The property features two well-sized bedrooms, a tastefully designed family bathroom, and a stylish, modern kitchen finished to a high standard.

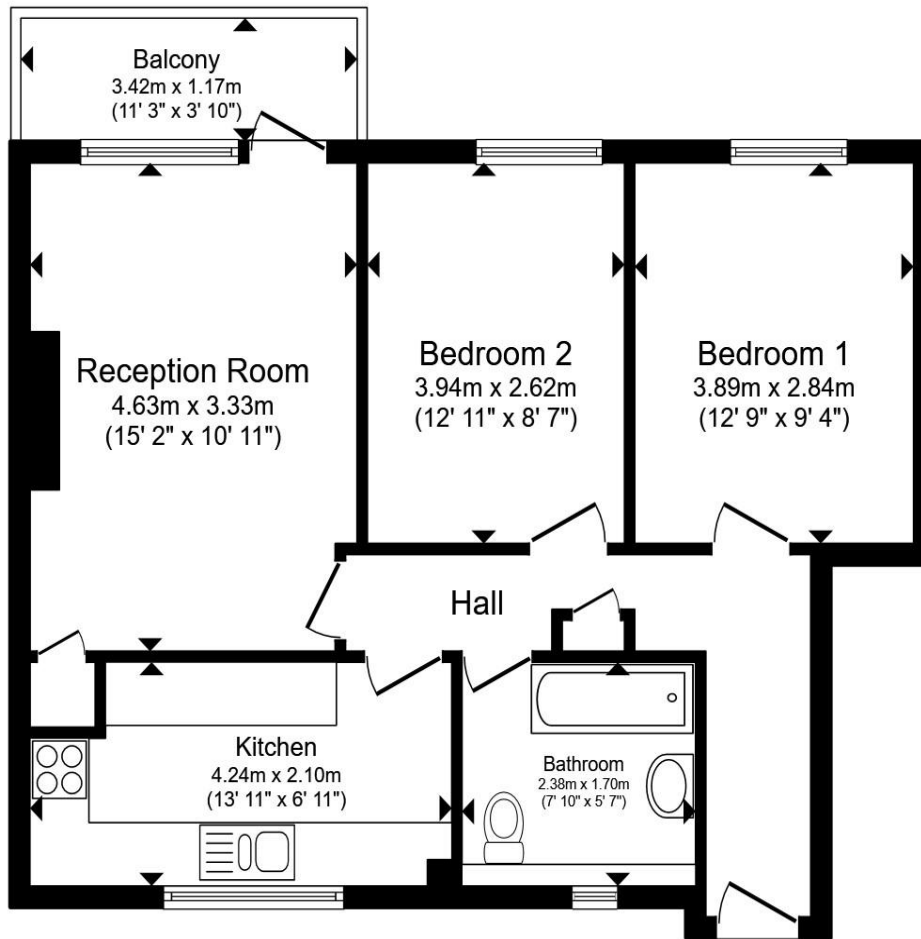
The spacious reception room provides the perfect space for relaxing or entertaining and offers direct access to a private balcony, ideal for enjoying warmer days.

Ready to move into, the flat has been thoughtfully maintained throughout, offering a clean, contemporary feel with no work required.

Perfectly positioned just off Aldington Road, the property sits only a stone's throw from Tooting Bec Common, providing beautiful open green spaces right on your doorstep. Tooting Bec Underground Station (Northern Line) is easily accessible, while Streatham Common Station is also within walking distance, offering excellent transport links and a wide range of local amenities.

This superb home is ideal for first-time buyers, investors, or anyone looking for a well-connected, turnkey property in a desirable South London location.





Total floor area 58.5 m² (629 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

Busby House Aldrington Road, London

- Immaculately presented two-bedroom apartment
- Moments from Tooting Bec Common
- Private balcony
- Ideal for first-time buyers
- Close to a range of local shops, cafés and amenities

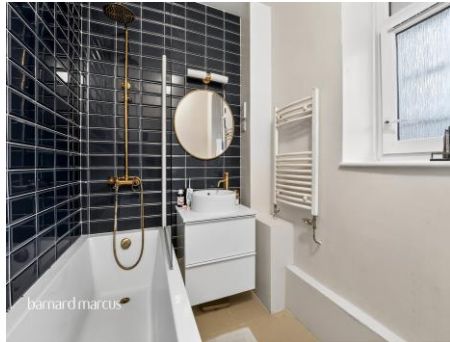
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2064.60

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Nov 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



view this property online barnardmarcus.co.uk/Property/STM110452



Property Ref:
STM110452 - 0007

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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020 8769 9393



Streatham@barnardmarcus.co.uk



120 Mitcham Lane, Streatham, London, SW16 6NS



barnardmarcus.co.uk

Please note the marker reflects the postcode not the actual property