



barnard marcus

Glencairn Road, London SW16 5DG

welcome to

Glencairn Road, London

This charming two-bedroom garden maisonette is ideally positioned on the peaceful, tree-lined Glencairn Road, a quiet residential street enhanced by one-way traffic restrictions and a strong sense of local community. The property has been lovingly refurbished and meticulously maintained by the current owners. Set within an attractive row of purpose-built maisonettes, it benefits from its own private entrance, a privacy hedge and generous proportions throughout.

The property further benefits from having a share of the freehold.

The accommodation opens into a spacious entrance hallway featuring original wooden flooring and multiple, large built-in storage cupboards. To the front of the property is a bright and elegant reception room, complete with decorative cornicing and a feature fireplace. To the rear, the kitchen has been thoughtfully opened to create a generous kitchen-dining space (plus separate pantry and storage), ideal for entertaining, with direct access to a private garden. The door from the garden leads down to a large communal garden. There is another side garden terrace and built in shed - great for storage or a range of other activities.

Both bedrooms are well proportioned, with the principal bedroom enjoying a peaceful rear aspect. The second bedroom is versatile and well suited as a guest room, child's bedroom, or home office. A contemporary family bathroom and further excellent storage complete the internal accommodation.



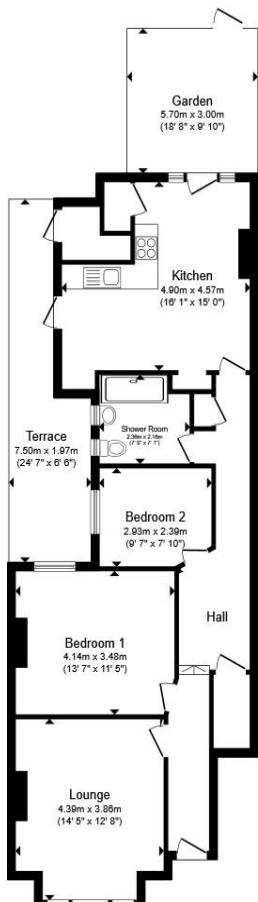
Additional Description:



Glencairn Road is conveniently located within close proximity to Streatham and Streatham Common stations, offering fast and frequent services to Clapham Junction, London Bridge, Victoria, and beyond.

Agent Note:

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies".



Floor Plan

Total floor area 83.6 m² (899 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

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- Two bedrooms
- Purpose built Edwardian maisonette with own front door
- Spacious open-plan kitchen/diner
- Share of Freehold
- Near local Amenities

Tenure: Leasehold EPC Rating: Awaited

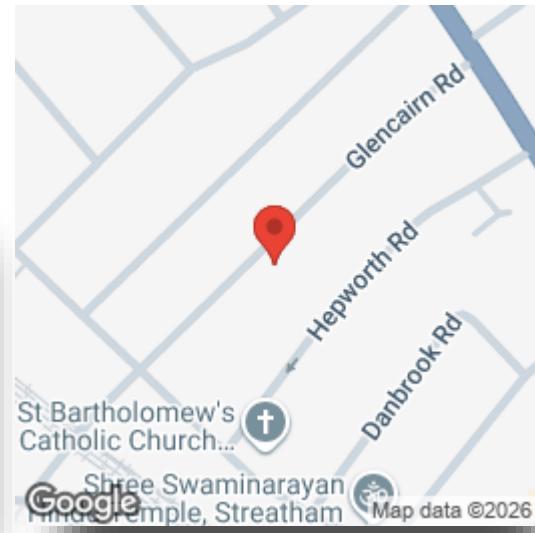
Council Tax Band: C Service Charge: £0

Ground Rent: £0

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2007. 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

£525,000



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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.

Property Ref:

STM110528 - 0003

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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