



barnard marcus

**Hawthorn House Abbotswood Road, London SW16 1AJ**

**welcome to**

## **Hawthorn House Abbotswood Road, London**

Situated in Hawthorn House is this beautifully appointed one bedroom apartment benefitting from an abundance of natural light and double doors leading to a private roof terrace.

Quality is at the heart of everything Earlswood Homes stands for and the interiors have been completed using Porcelanosa Tiling, Wood flooring, Kreider designer kitchens and high end brand appliances. Fitted bedroom wardrobes, underfloor heating and unusual lighting design, gives each owner a chance to enjoy a modern lifestyle and impress guests with impressionable presentation. With state of the art heating systems, these homes also offer energy efficient, low usage systems which are kind to the environment and lower cost to run.

Safety and security has not been overlooked; Peep hole doors, window restrictors and lighting ensure that when home or whilst away, your property is secure.

Each property at Abbotswood Place is offered with either a terrace, patio or garden providing seamless outdoor entertainment options. One property even has a view of the Shard on a clear day! Landscaping and privacy make the outdoor living spaces practical and impressionable.



### **Additional Description:**

Abbotswood Place is a ten minute walk to both Streatham and Streatham Hill overground rail stations, and a 15 minute walk to Balham overground and tube station. Whether you're a first time buyer, downsizer, working professional commuting to London or a family looking for a wonderful new home where children can thrive in their education and home environments, these properties are where high end lifestyle living and practicality come together.

Please note, images are of the show apartments.

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- Stunning Roof Terrace
- Handleless German Kitchen With Soft Closing Cabinetry
- Luxurious Quartz worktop and Splashbacks
- Two-Year Customer Care Service Warranty & 10 Year CML Compliant Building Warranty

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £425,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
STM110540 - 0002

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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