



barnard marcus

**Moorfields Court Aldrington Road, London SW16 1TS**

**welcome to**

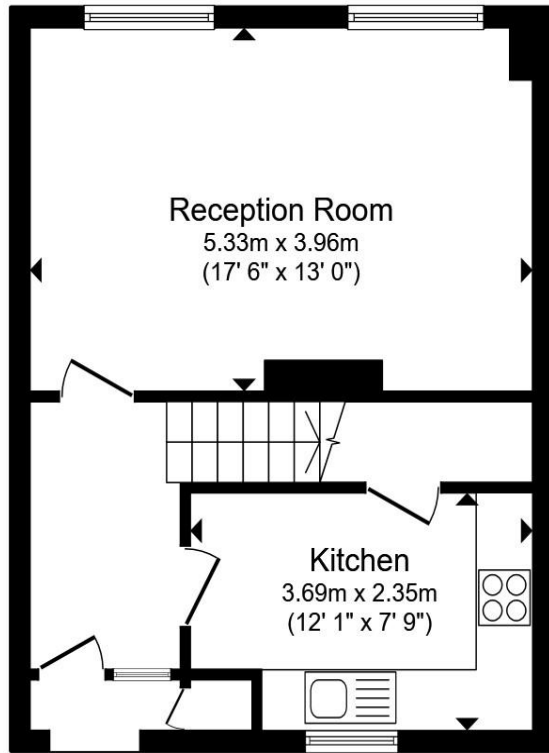
## **Moorfields Court Aldrington Road, London**

Recently refurbished to a modern standard, the property is arranged over two floors and comprises a bright and spacious reception room, a contemporary fitted kitchen, three well-proportioned bedrooms, and a stylish bathroom. The split-level layout provides a clear separation between living and sleeping areas, creating a practical and comfortable home environment.

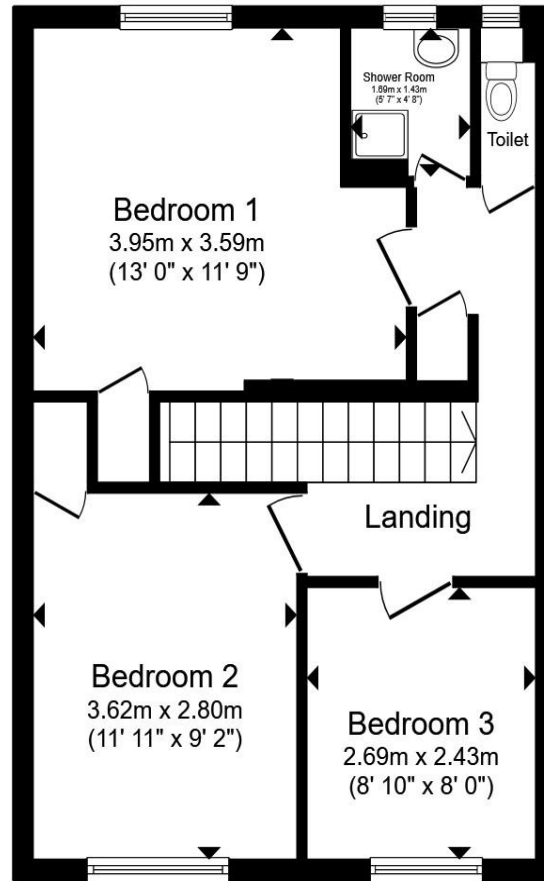
Positioned within easy reach of both Streatham and Tooting, residents benefit from excellent transport links into Central London, alongside a wide selection of local shops, cafés, restaurants and everyday amenities. The proximity to Tooting Bec Common is a standout feature, which is home to Tooting Bec Lido, the biggest open-air pool in the UK making it ideal for outdoor leisure, fitness and relaxation.

Offered to the market with no onward chain complications, this property is ideal for first-time buyers, investors or those seeking a straightforward move.





**Ground Floor**



**First Floor**



Total floor area 79.7 m<sup>2</sup> (858 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](http://www.propertybox.io)

welcome to

## Moorfields Court Aldrington Road, London

- Three-bedroom split-level flat
- Recently refurbished to a high standard
- Bright and spacious reception room
- Prime location close to Tooting Common
- Excellent transport links and local amenities nearby

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1532.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Mar 2014. 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

**£420,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STM110730 - 0004

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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