



Craignair Road, London SW2 2DG

welcome to

Craignair Road, London

An exceptionally spacious four-bedroom family home for sale. Positioned on a popular residential street and enjoys easy access to a wide range of local amenities, reputable schools and excellent transport connections. The accommodation has been arranged with family living and entertaining in mind.

Requiring refurbishment but benefitting from an exceptionally large rear garden, is moments from the open expanses of Brockwell Park, and offers considerable scope for reconfiguration and extension (STPP).

Upon entering, you are welcomed by a generously proportioned reception room, flooded with natural light and enjoying an attractive outlook over the front garden. To the rear, a galley kitchen and a second reception room both provide direct access to the private rear garden, which offers uninterrupted views and the added benefit of a garage.

The first floor comprises three well-balanced bedrooms and a three-piece family bathroom, while the top-floor extension houses a further double bedroom with its own en-suite, creating an ideal principal or guest suite.

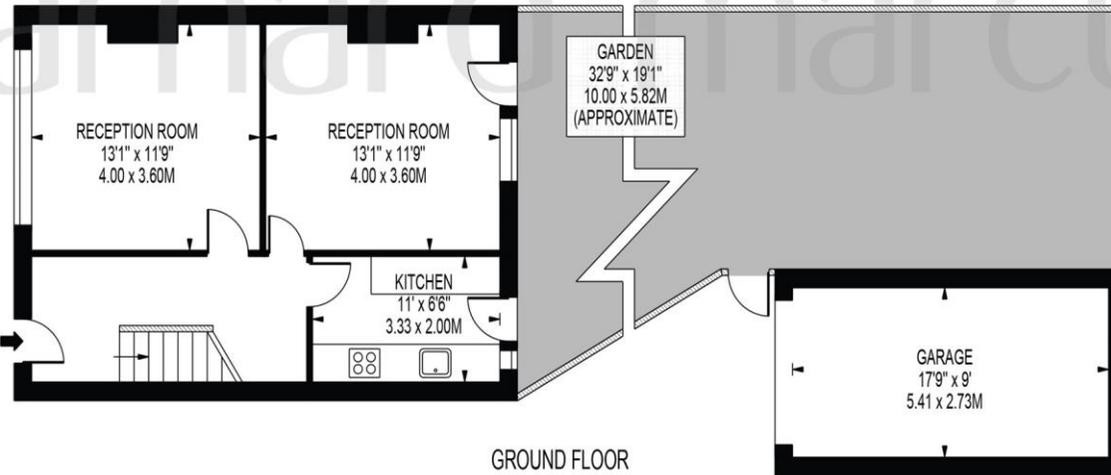
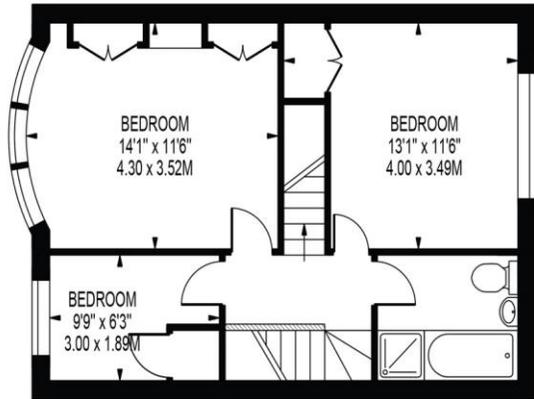
Craignair Road, Upper Tulse Hill, is superbly positioned for an array of independent shops, cafés, restaurants and supermarkets. Streatham Hill, Tulse Hill and Brixton stations are all within close proximity, offering swift links into Central London, while the green open spaces of Brockwell Park are just moments away.



CRAIGNAIR ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1189 SQ FT - 110.43 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 159 SQ FT - 14.77 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Craignair Road, London

- Exceptionally spacious
- Generous proportions
- Garage
- Two Reception Rooms
- 4 Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£985,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108066



Property Ref:
CPM108066 - 0010

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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