



Gleneagle Road, London SW16 6AY

welcome to **Gleneagle Road, London**

A beautifully presented ground-floor garden flat, set within an elegant period residence on one of Streatham's most desirable residential roads.

Occupying a prime position on Gleneagle Road, this outstanding home has been meticulously refurbished by the current owners to an exceptional standard. The result is a seamless blend of refined contemporary design and charming period character, creating a space that is both stylish and inviting.

The accommodation offers two generous double bedrooms, a sleek and modern family bathroom, and a versatile basement room - ideal as a home office, gym, or additional storage. At the heart of the home is a bright and spacious open-plan kitchen and reception room. The living space features bespoke built-in storage and opens directly onto a substantial private garden, bathed in sunlight and perfectly suited for entertaining, al fresco dining, or peaceful relaxation.

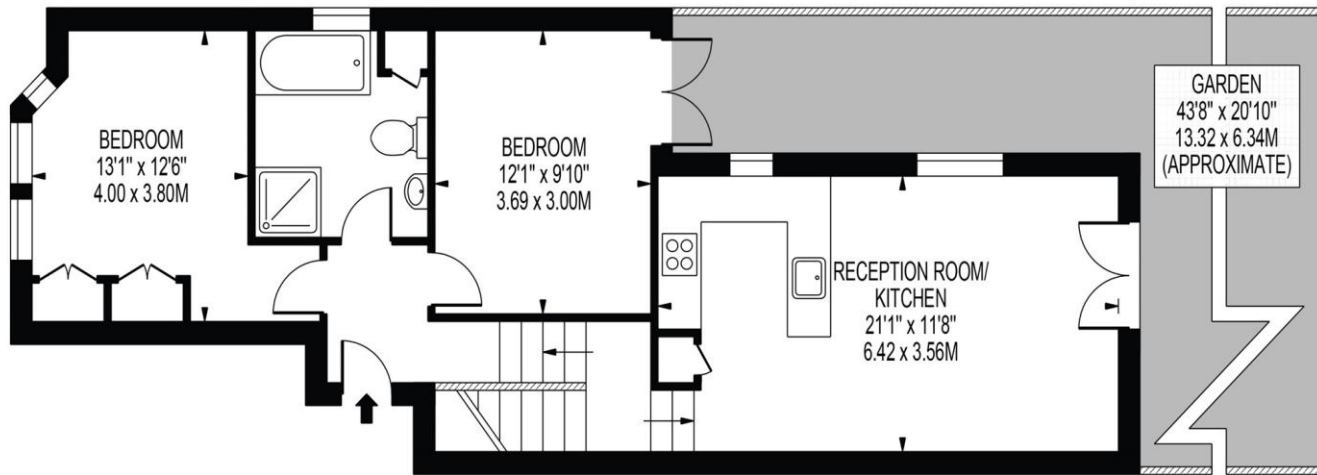
Gleneagle Road is a quiet, tree-lined street ideally located for commuters, with nearby Streatham and Streatham Common stations providing swift and direct connections into central London, including London Bridge and Victoria.

Residents also benefit from easy access to the vibrant amenities of Streatham High Road, as well as the expansive green open spaces of Streatham Common and Tooting Common-offering the perfect balance of city living and tranquil surroundings.

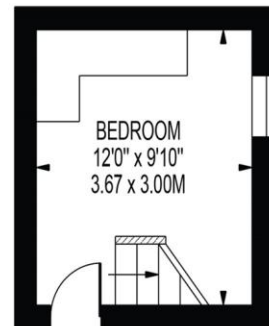


GLENEAGLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 783 SQ FT - 72.74 SQ M



GROUND FLOOR



BASEMENT

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.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- Two Bedroom
- Period Conversion
- Private Garden
- Close to Local Amenities
- Excellent transport links

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 122 years from 19 Feb 1986. 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

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110667



Property Ref:
STM110667 - 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.

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