



Nimrod Road, London SW16 6TJ

welcome to

Nimrod Road, London

Guide Price £800,000 to £850,000

A charming three-bedroom home offered to the market in its original, character-rich condition. Arranged over two floors, the property combines period features with generous living space - perfect for growing families, couples, or professionals seeking a warm and welcoming home.

The first floor comprises two generously sized double bedrooms with plenty of storage, a smaller double bedroom perfect for a nursery or study, and a large family bathroom.

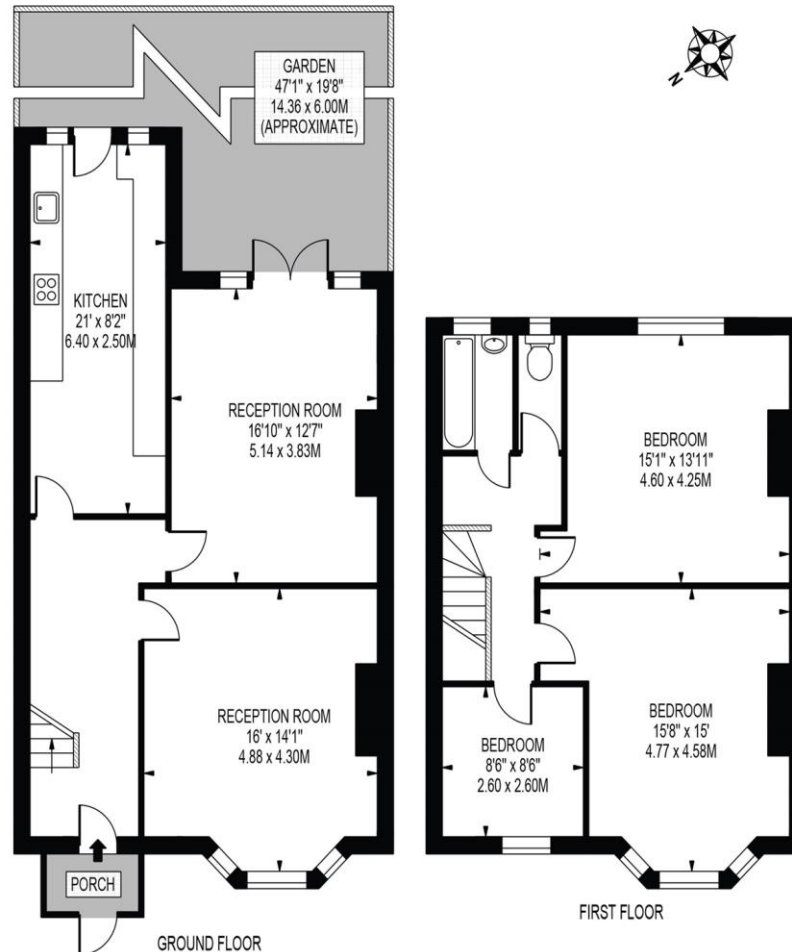
The tranquil rear garden is well maintained and surrounded by lush greenery, creating a peaceful and private outdoor retreat.

Ribblesdale Road is Located in the Wandsworth Borough, the property is within close proximity to Tooting Bec Common and the popular Tooting Lido. The Streatham High Road is a short walk away which is home to an array of modern restaurants and bars. The closest train station is Streatham Common which has a regular service into London Bridge.



NIMROD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1346 SQ FT - 125.01 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 Nimrod Road, London

- Three Bedroom
- Potential To Extend (STPP)
- Near local Amenities
- Catchment Area
- Freehold

Tenure: Freehold EPC Rating: E
Council Tax Band: E

offers over
£800,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110012



Property Ref:
STM110012 - 0006

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.



barnard marcus



020 8769 9393



Streatham@barnardmarcus.co.uk



120 Mitcham Lane, Streatham, LONDON, SW16 6NS



barnardmarcus.co.uk