



barnard marcus

Eardley Road, London SW16 6BB

welcome to **Eardley Road, London**

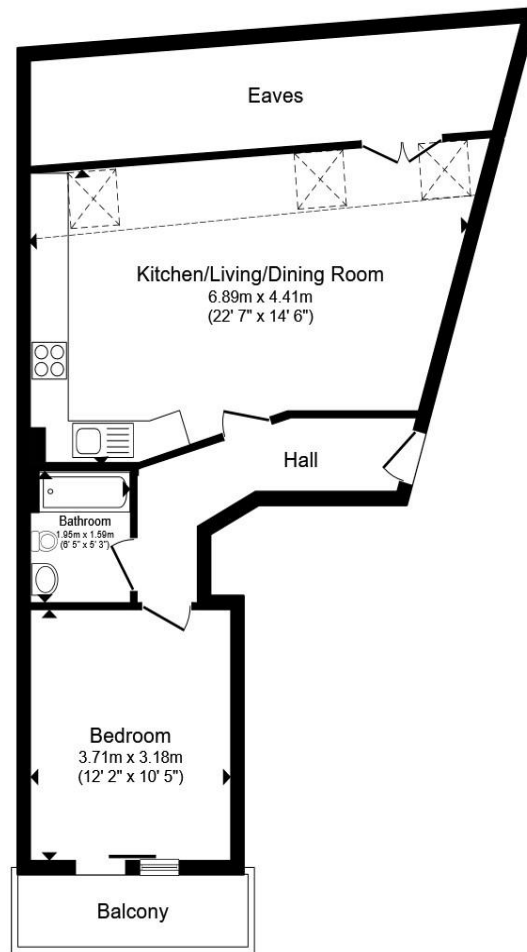
A beautifully presented and exceptionally bright one-bedroom top-floor apartment, situated within an attractive purpose-built development on the highly sought-after Eardley Road. Offering well-proportioned accommodation throughout, this charming home benefits from an abundance of natural light and a practical, contemporary layout.

Occupying the top floor, the property features a generous double bedroom with direct access to a private balcony, providing an ideal space for relaxing or enjoying outdoor seating. The spacious open-plan reception room and kitchen create a welcoming and versatile living environment, perfect for both everyday living and entertaining. The kitchen is well-equipped with ample storage and worktop space, while a modern bathroom completes the accommodation. Large windows throughout, combined with the apartment's elevated position, ensure a wonderfully bright and airy feel.

The property represents an excellent opportunity for first-time buyers, professionals, or investors alike, offering an appealing blend of comfort, practicality, and location.

Ideally positioned just moments from Streatham Common Station, the apartment benefits from excellent transport connections, with direct services to Clapham Junction, Balham, London Victoria, and London Bridge. Nearby Streatham Station also provides Thameslink services to London St Pancras, Farringdon, and beyond.





Additional Description:

Residents can enjoy the extensive range of shops, cafés, restaurants, and local amenities along Streatham High Road and Mitcham Lane, while the expansive green open spaces of Streatham Common and Tooting Common are both within easy reach.

Total floor area 49.7 m² (535 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



welcome to

Eardley Road, London

- One Double Bedroom Apartment
- Bright open-plan kitchen/living space
- Flooded with natural light throughout
- Near Local Amenities
- Stone throw away from Streatham Common Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2755.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2009. 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

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STM110708 - 0003

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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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