



barnardmarcus

Greyhound Lane, London SW16 5RP

welcome to **Greyhound Lane, London**

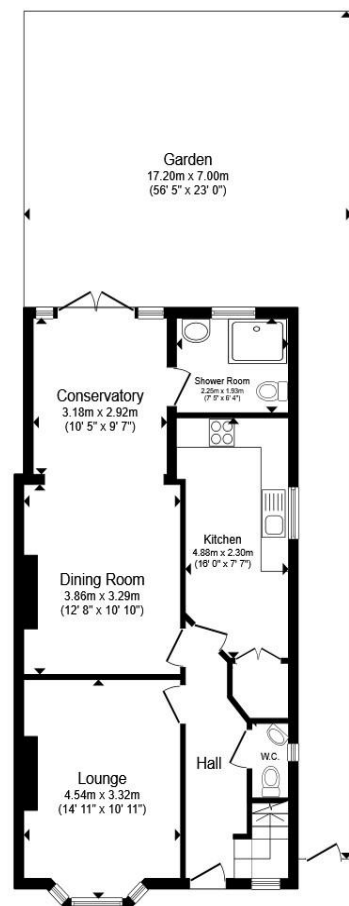
The ground floor features two well-proportioned reception rooms, one of which flows seamlessly into a bright conservatory, creating an ideal space for both entertaining and family living. The conservatory provides direct access to a well-sized, beautifully maintained rear garden, perfect for outdoor enjoyment.

The ground floor further benefits from a separate fitted kitchen, a shower room, and an additional WC for added convenience.

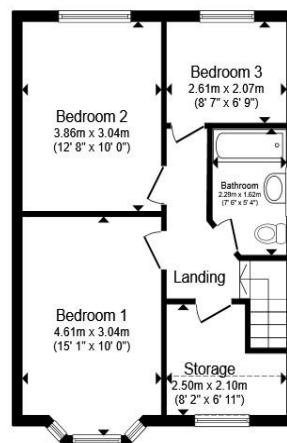
Upstairs, the property comprises three bedrooms, including two generous double bedrooms and a further well-sized bedroom. In addition, there is a versatile storage room offering excellent potential for use as a nursery, small bedroom, or home office. A family bathroom completes the first-floor accommodation.

Greyhound Lane is a highly desirable residential road, conveniently located within easy reach of a variety of local shops, cafés, and everyday amenities. Streatham Common Station is also nearby, providing excellent transport links into Central London and beyond, making this an ideal choice for commuters.





Ground Floor



First Floor



Agents Notes:

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.

Total floor area 112.4 m² (1,210 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

Greyhound Lane, London

- Three-bedroom semi-detached family home
- Two spacious reception rooms
- Bright conservatory with garden access
- Ground floor shower room
- Well-maintained rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£625,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM109868



Property Ref:
STM109868 - 0005

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