



19 Barnsbury Crescent, Tolworth, KT5 9RF

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- TO BE SOLD BY PUBLIC AUCTION - ON 27 AUGUST 2026 -Viewing Days Saturday 15th August & 22nd August 12 noon - 1pm Strictly by appointment only.
- GUIDE PRICE: £325,000+
- A 3-bedroom family home in a highly sought-after location in Tolworth, Surbiton
- The property requires modernization with potential to extend to the rear (subject to planning).
- Driveway parking to the front and rear garden of approximately 80'
- Ground floor with Entrance hall, living room, open plan kitchen/dining room
- First floor with 3 bedrooms and bathroom
- Vacant possession upon completion
- Well placed for Tolworth Main Line Station, offering direct links into central London
- Excellent road connectivity via the A3, providing easy access to London, the M25 & M23 and both Heathrow and Gatwick Airports

£325,000 Freehold



DESCRIPTION

A 3-bedroom family home in a highly sought-after location in Tolworth, Surbiton. The property requires modernization and could be extended to the rear (subject to planning) in order to enhance the existing accommodation. The rear garden extends to approximately 80'.

The property is well placed for Tolworth Main Line Station, offering direct links into central London. Excellent road connectivity via the A3, providing easy access to London, the M25 & M23 and both Heathrow and Gatwick Airports.

Ground floor with entrance hall, living room and open plan kitchen/dining room.

First floor with 3 bedrooms and bathroom.

Driveway parking to the front of the property and a rear garden of approximately 80'.

The property is freehold with vacant possession upon completion.

SETTING

AUCTION 27TH AUGUST 2026

Viewing Days Saturday 15th August & 22nd August 12 noon - 1pm Strictly by appointment only.

https://www.btgeddisonpropertyauctions.com/property/proof/202607071400sq_6izv/%242y%2412%24Ajrt7A6H/Y22EniB1L/0uVa1E4yN.zaWhE8lVtZvu6ckOCnHRhq6

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Fee of £2,700 inc. VAT

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

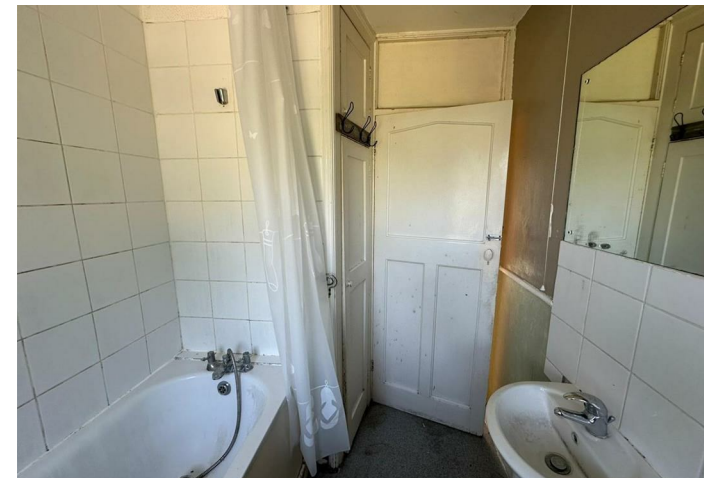
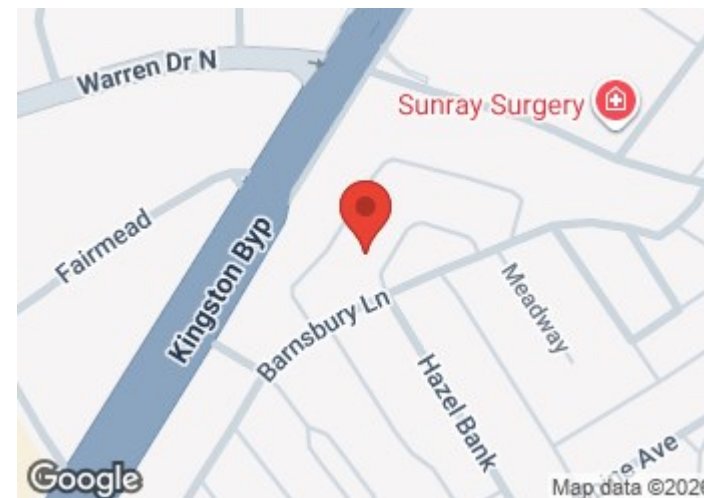
Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

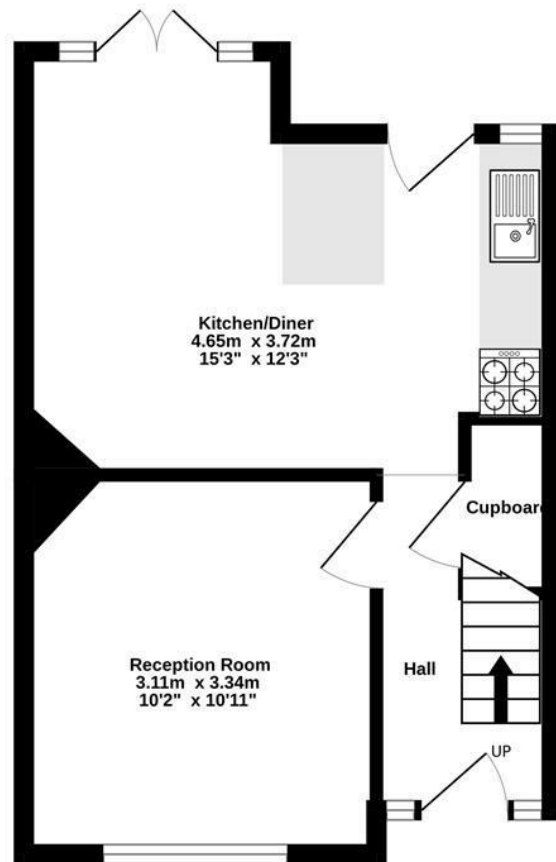
This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

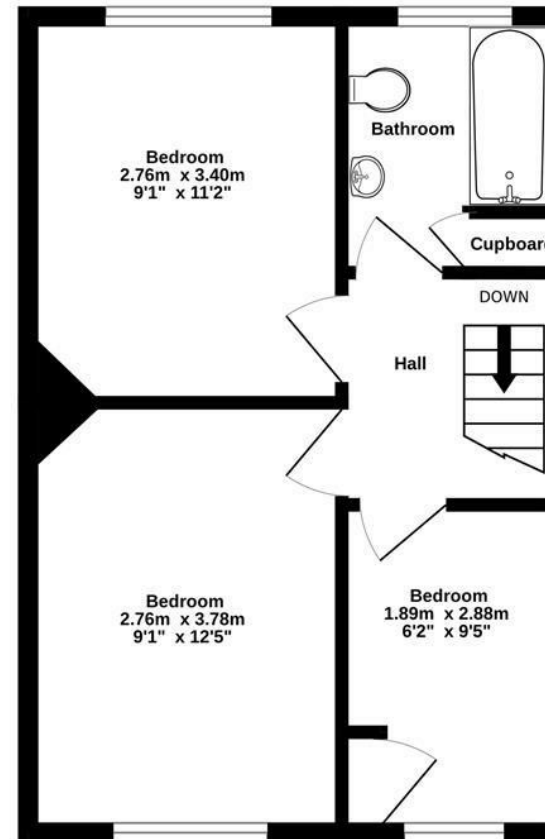
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



Ground Floor
30.2 sq.m. (325 sq.ft.) approx.



1st Floor
33.9 sq.m. (365 sq.ft.) approx.



TOTAL FLOOR AREA : 64.1 sq.m. (690 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	