

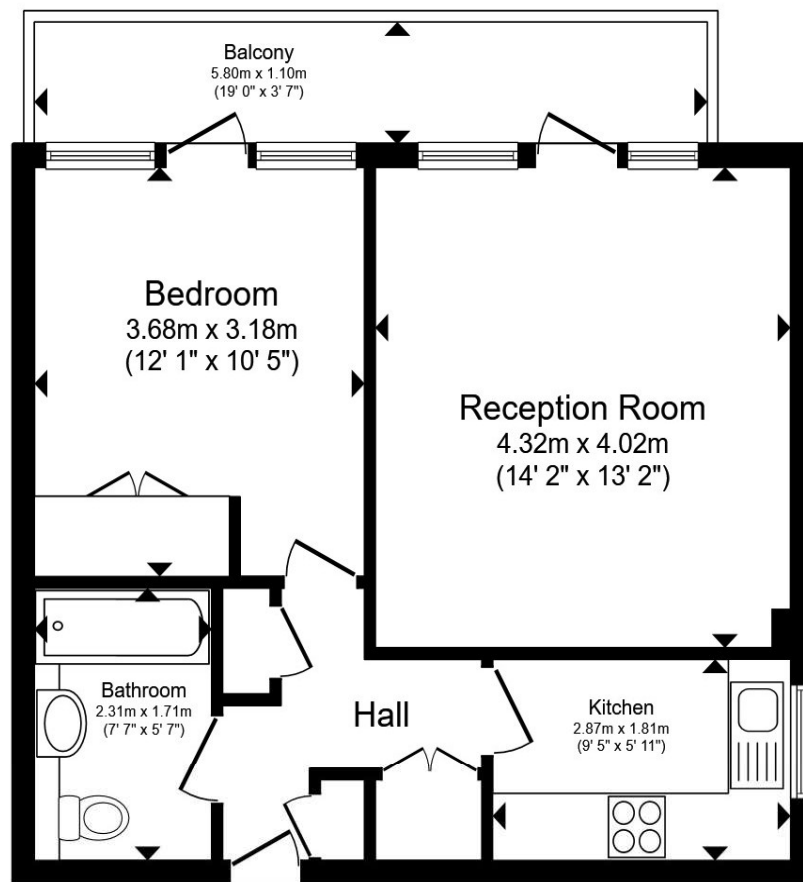


Nightingale Court Thrale Road, London SW16 1NY

welcome to
Nightingale Court Thrale Road, London

Presented in good decorative order, this bright and well-proportioned first floor one-bedroom apartment is ideally positioned within the sought-after Furzedown area, set back from Thrale Road.





First Floor

Total floor area 45.3 m² (488 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



The property offers a spacious double bedroom with excellent built-in storage and direct access to a private balcony. A generous reception room is filled with natural light and also opens onto the balcony, creating an attractive space for both relaxing and entertaining. The separate kitchen is well-equipped with a washing machine, oven, and fridge freezer, while the bathroom comprises a bath with shower over, WC, wash hand basin, and heated towel rail. Additional storage is available in the hallway.

Perfectly located for both commuters and outdoor enthusiasts, the property is just moments from the open green spaces of Tooting Common and the popular Tooting Bec Lido, both approximately a 4 to 5-minute walk away. Residents can also enjoy access to a well-maintained communal garden.

Transport links are excellent, with bus services available just a 4-minute walk away on Tooting Bec Road, providing connections to Tooting Bec Underground Station (Northern Line) in around 4 minutes, or approximately a 20-minute walk from the property. Streatham Rail Station is also easily accessible via nearby bus routes from Pringle Gardens, only 2 minutes away on foot, or around a 20-minute walk from the flat.

An ideal purchase for first-time buyers, investors, or those seeking a well-connected home close to green open spaces in one of South West London's most desirable residential locations.

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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Nightingale Court Thrale Road, London

- Bright first floor one double bedroom apartment.
- Private balcony accessed from both the bedroom and reception room.
- Presented in good decorative order throughout.
- Superb Furzedown location close to Tooting Common and Tooting Bec Lido.
- Excellent transport links to Tooting Bec Underground Station and Streatham Rail Station via nearby bus routes and walking connections.

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Price

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110767



Property Ref:
STM110767 - 0003

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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