



Hollybrook House Abbotswood Road, London SW16 1AJ

welcome to

Hollybrook House Abbotswood Road, London

For those looking for the perfect blend of "luxury and lifestyle" Abbotswood place is for you. Sitting within walking distance of so many amenities, these properties are perfect for both working professionals and families alike. There is plenty of open space to enjoy, whether children to play, dogs to roam free, park runs and lazy lunches, everything is accessible as you would want in London. That said, this suburb with a "rural vibe" is set in a relatively quiet road, offering tranquillity whilst sitting or entertaining with family and friends, within the private outdoor terraces and gardens

With high end finishes such as Italian tiled floors and bathrooms, Quooker taps and quartz worktops, integrated lighting to wardrobes, designer mood lighting to bathrooms and coffered ceilings, the developer has excelled themselves in putting "luxury living" at the heart of Abbotswood design.

In short if you are looking for "privacy, practicality and pleasure" all in one home, then Abbotswood is worth exploring

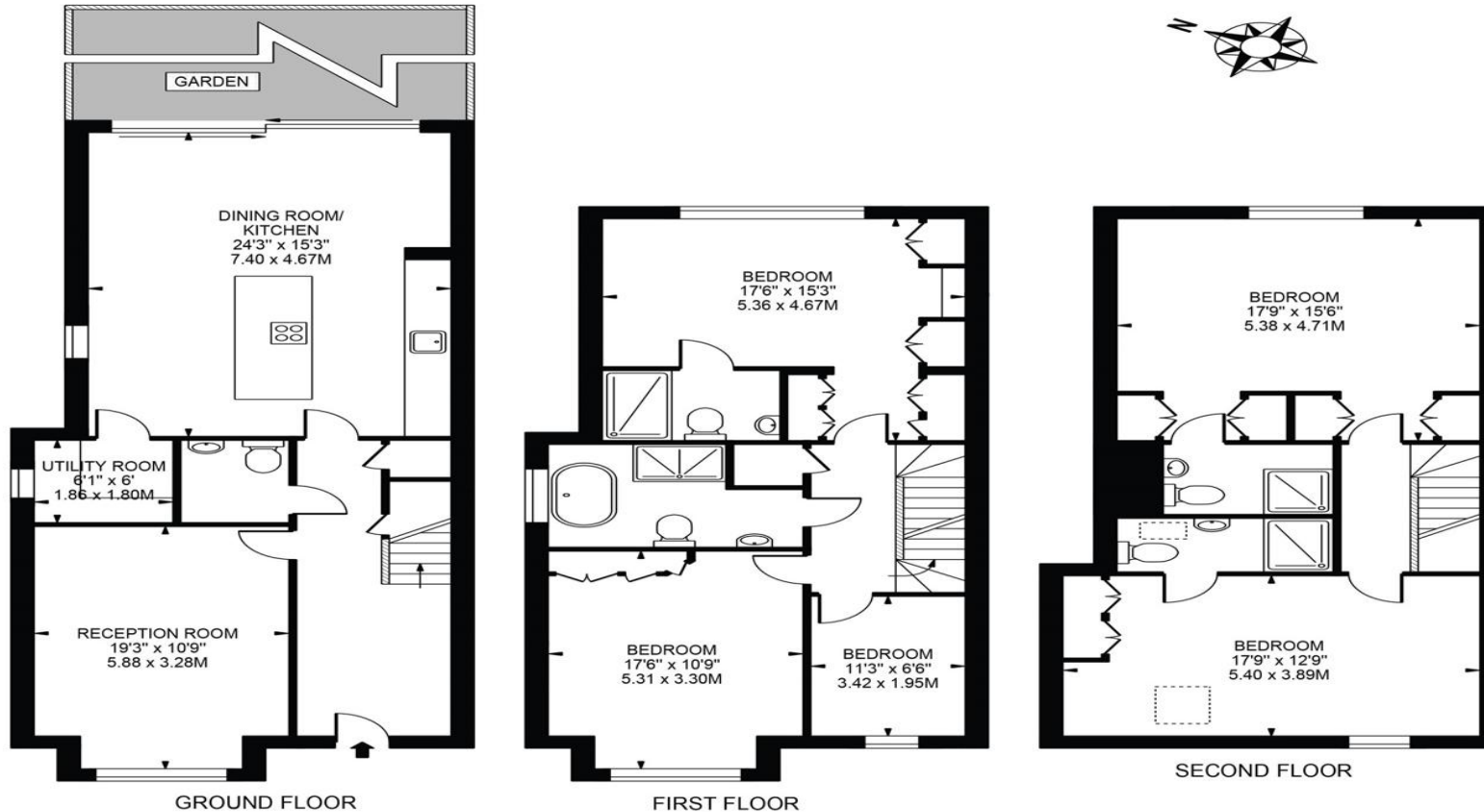
Fantastic local bus routes, 10 min walk to Streatham and Streatham Hill overground, 15 minute walk to Balham overground and tubes, Easily accessible to M25, M3 and M4 making airports within a 50-60 min reach.

Earlswood homes have also invested in the Santander bike scheme offering free and discounted bike hire ** t's & c's apply.



ABBOTSWOOD PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2180 SQ FT - 202.49 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.

Additional Description:

These 11 apartments and 2 beautiful houses are already creating interest for those who credit and award those developers with an exceptional standard of architectural design and high specification of finish.

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.

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- **£15,000 incentive to be used as you choose on selected plots only Developers t&c's apply- speak to your agent**
- A development created by multi award winning developer, Earlswood Homes
- Large and secluded private gardens to both houses, rare in London to have this vast outdoor space

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£1,750,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110655



Property Ref:
STM110655 - 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.

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