



barnard marcus

Charlmont Road, London SW17 9AJ

Welcome to **Charlmont Road, London**

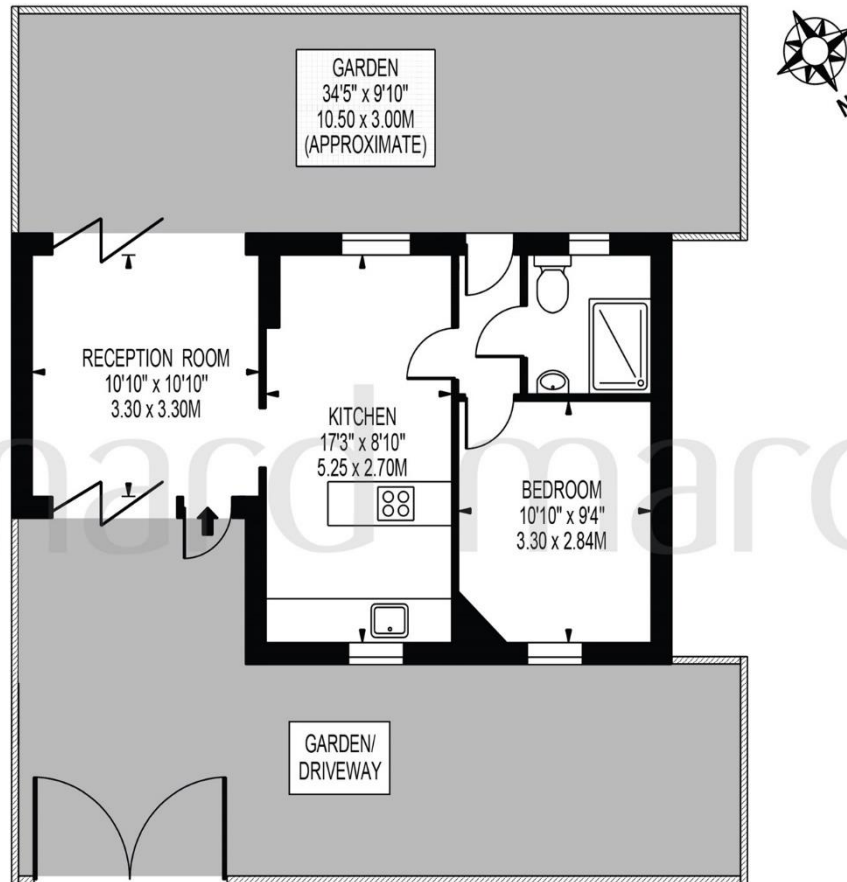
A delightful one-bedroom conversion flat, set on the ground floor of this terrace period building near Tooting Broadway. Situated on the quiet, sought-after in Sellincourt Road a residential area of Tooting Broadway, and within moments of the High Street. This practical starter home is perfect for a first-time buyer or as investment and is offered with no service charges or ground rent. Upon entrance you have a private front garden/driveway leading to the front door. Once inside there is a smart open plan living space and fitted kitchen. Dropped one at bottom maybe but sure you have a good sense of what will get most clicks!! The property benefits from a larger than average private garden and emanates space & light and would be ideal for a first-time buyer keen to avoid the burden sometimes associated with a leasehold property, the option to purchase the share of freehold... This property is available to view now and offered chain free.

Tooting Broadway (Northern Line) is a short walk away, putting the City and West End within easy reach. St George's Hospital and the independent cafés, restaurants and everyday amenities of Tooting High Street are close at hand, with lively markets and green pockets nearby for weekend wandering.



CHARLMONT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 440 SQ FT - 40.90 SQ M



GROUND FLOOR

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.

welcome to Charlmont Road, London

- Large private garden
- Ground floor maisonette
- Sought after location
- One bedroom
- No onward chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 2000.
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

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108951



Property Ref:
TTG108951 - 0009

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.



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