



barnard marcus

Crowborough Road, London SW17 9QF

Welcome to **Crowborough Road, London**

A two double bedroom first floor apartment on Crowborough Road. This property is the top half of the building which houses one other flat, offering steps and a ramp for wheelchair/buggy access to the entrance. The apartment itself has two generous double bedrooms, a family bathroom, built in storage cupboards and a large open plan kitchen/dining/lounge area. Benefits include floods of natural light throughout the many windows, wooden flooring, neutral décor and ready to move in to.

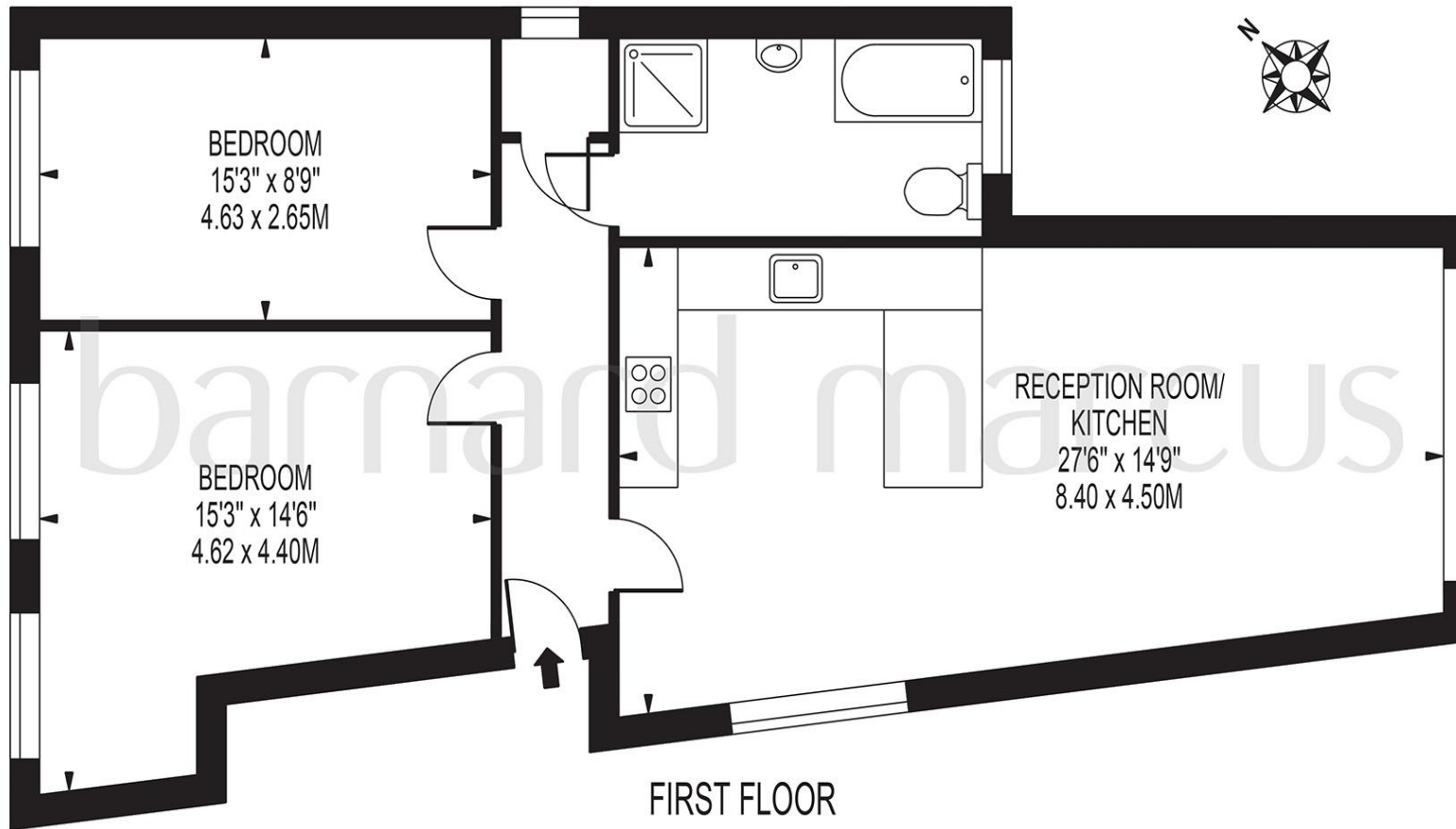
An additional benefit is the property is offered without chain.

Crowborough Road is a highly sought after location on the periphery of Tooting Bec and Furzedown and only moments from the common. It is also within easy walking distance from Tooting Bec and Broadway Tube and particularly well served by local schools.



CROWBOROUGH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 835 SQ FT - 77.62 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.

welcome to

Crowborough Road, London

- 2 Double bedrooms
- Built in storage
- Open plan lounge
- Chain Free
- Modern style

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£406,125



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108578



Property Ref:
TTG108578 - 0035

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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