



barnard marcus

**Nimrod Road, London SW16 6TJ**

 barnard  
marcus

welcome to

## Nimrod Road, London

\*Guide Price £800,000 to £850,000\*

A charming three-bedroom home offered to the market in its original, character-rich condition. Arranged over two floors, the property combines period features with generous living space - perfect for growing families, couples, or professionals seeking a warm and welcoming home.

The first floor comprises two generously sized double bedrooms with plenty of storage, a smaller double bedroom perfect for a nursery or study, and a large family bathroom.

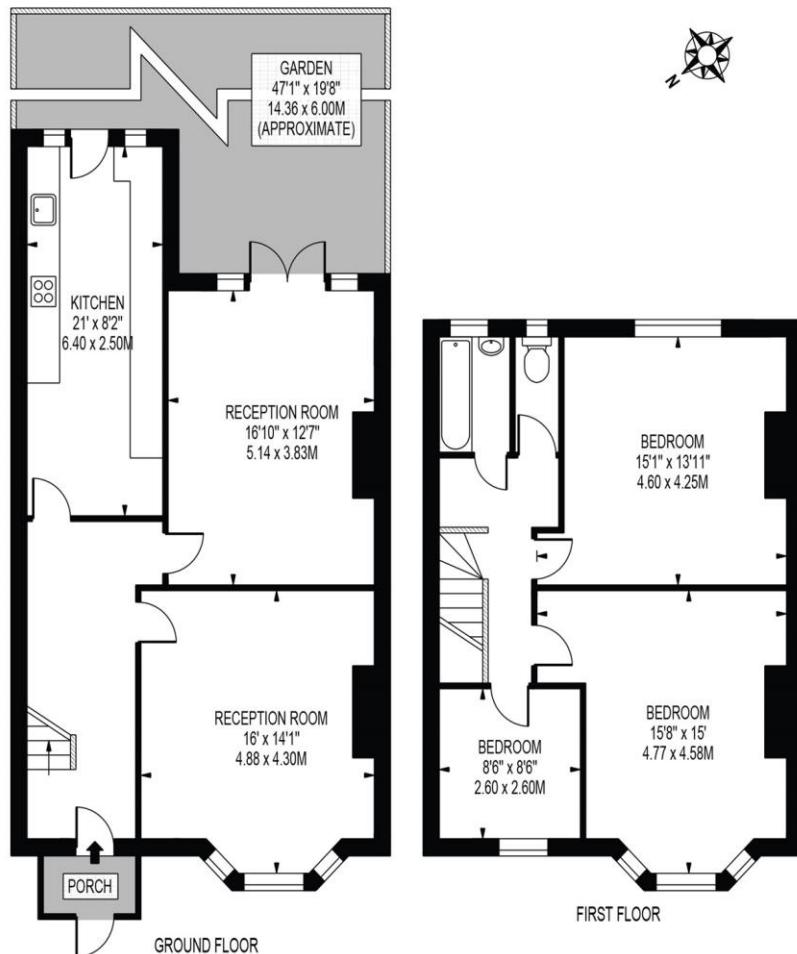
The tranquil rear garden is well maintained and surrounded by lush greenery, creating a peaceful and private outdoor retreat.

Ribblesdale Road is Located in the Wandsworth Borough, the property is within close proximity to Tooting Bec Common and the popular Tooting Lido. The Streatham High Road is a short walk away which is home to an array of modern restaurants and bars. The closest train station is Streatham Common which has a regular service into London Bridge.



# NIMROD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1346 SQ FT - 125.01 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.  
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## Nimrod Road, London

- Three Bedroom
- Potential To Extend (STPP)
- Near local Amenities
- Catchment Area
- Freehold

Tenure: Freehold EPC Rating: E

Council Tax Band: E

offers over

**£820,000**



**view this property online** [barnardmarcus.co.uk/Property/STM110012](http://barnardmarcus.co.uk/Property/STM110012)

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Property Ref:  
STM110012 - 0007

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.

Please note the marker reflects the postcode not the actual property



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