



**Northborough Road,London SW16 4TR**

## **welcome to**

### **Northborough Road, London**

Presenting this newly built, ground floor two-bedroom maisonette, discreetly positioned on Northborough Road.

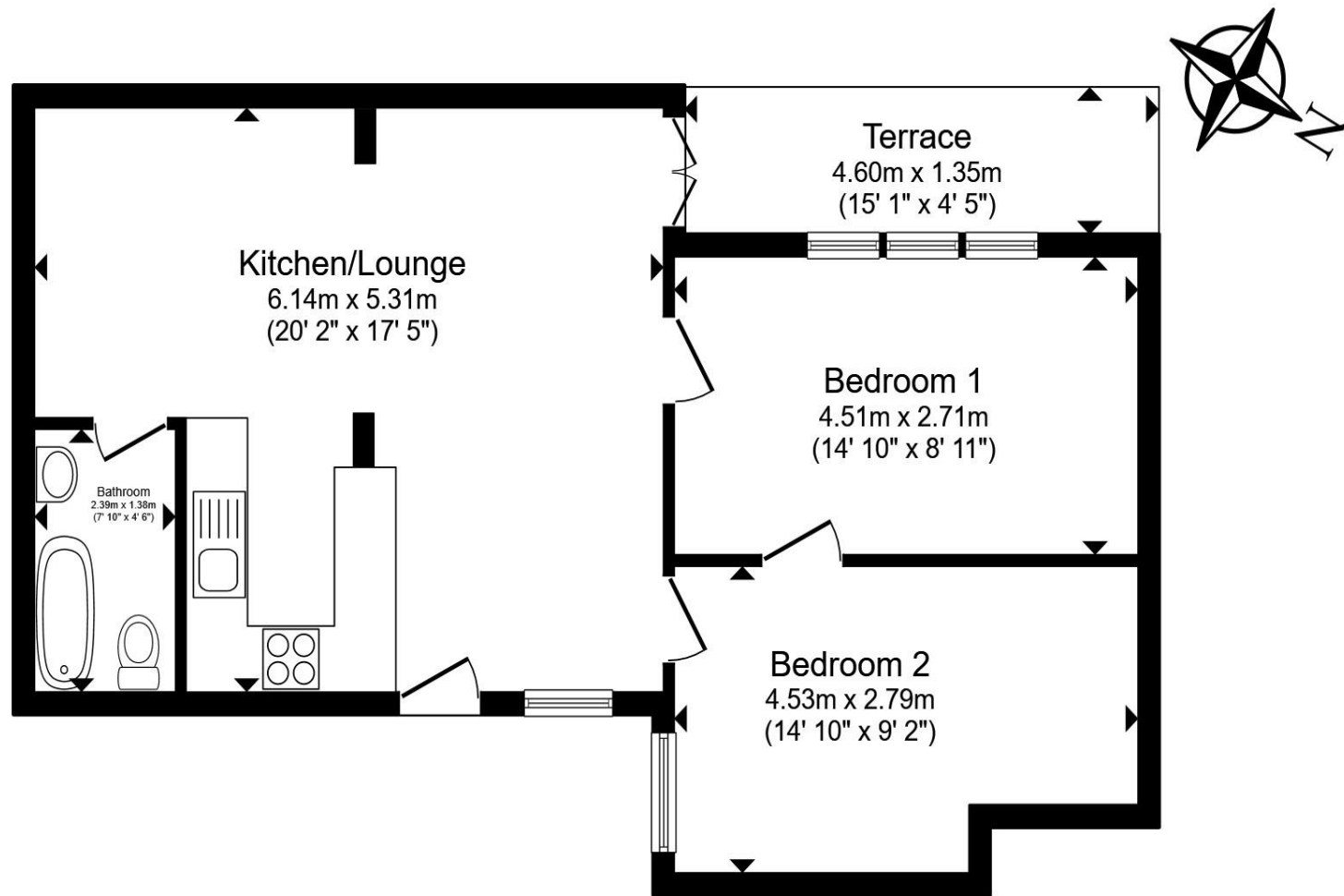
Thoughtfully designed, the property features two well-proportioned bedrooms, a contemporary kitchen/diner, and direct access to a private courtyard garden, ideal for outdoor entertaining or quiet relaxation.

Tucked away behind a parade of shops, the property offers a surprising sense of privacy while remaining conveniently located. Norbury train station is within one mile, providing excellent transport links into Central London.

An excellent opportunity for first-time buyers or investors, this brand-new home offers the rare chance to be the first owner of a modern maisonette in a sought-after location. High levels of interest are anticipated - contact us today to arrange your viewing.

Agents Note; The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.





Total floor area 57.4 m<sup>2</sup> (618 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](http://www.propertybox.io)

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## Northborough Road, London

- Two bedrooms
- Modern kitchen/diner
- Private courtyard garden
- Great transport links
- Local Amenities

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 650.00

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.

# £365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STM110418 - 0002

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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