



Westcote Road, London SW16 6BW

welcome to

Westcote Road, London

A good sized three bedroom split level apartment situated within the popular Furzedown. Positioned on the top two floors of this period conversion, this property is offered to the market with no onward chain and would benefit from some TLC so calling all those DIY enthusiasts out there.

The property boasts three bedrooms, two of which are very good doubles, one with an en-suite and a generous sized single room. There is also a family bathroom and a large lounge which is open to the kitchen.

Another huge benefit is the over 985 years outstanding on the lease.

This is a keenly priced apartment and should not be missed!

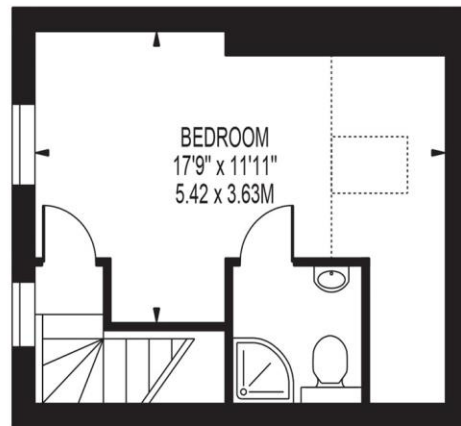
Westcote Road is a popular residential road that runs between the Mitcham Lane and Eardley Road which is where you will find Streatham Common Train Station with regular services in to Central London.



WESTCOTE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **844 SQ FT - 78.41 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA)

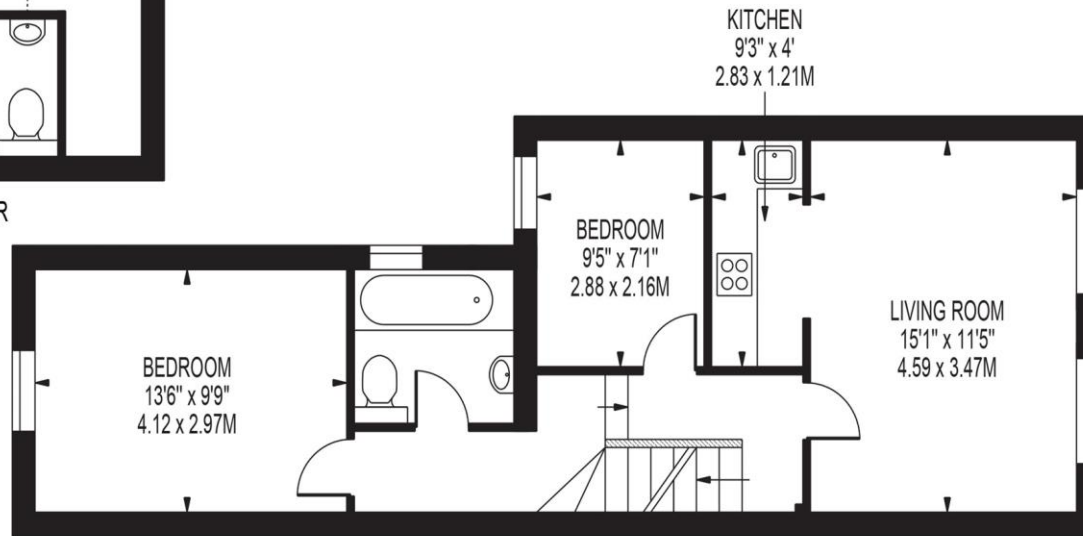
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **60 SQ FT - 5.55 SQ M**



SECOND FLOOR



GROUND FLOOR ENTRANCE



FIRST 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

Westcote Road, London

- Three Bedroom
- Very Long Lease
- Chain Free
- Near Local Amenities
- Wandsworth Borough

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

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.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110422



Property Ref:
STM110422 - 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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