



Lord Holland Lane, Myatts Fields South London SW9

welcome to

Lord Holland Lane, Myatts Fields South London

We are pleased to bring to the market this beautifully appointed four bedroom mid terrace freehold house, with access to a lovely private rear garden. The property offers substantial accommodation but still has the potential for further extension to the rear, subject to the usual consents. Situated on the fringes of the ever popular Myatts Field South development the property is ideally positioned for easy access to Brixton High Street and overground station as well as Stockwell tube station (Northern Line). Brixton Road provides a plethora of shops restaurant and bars along with multiple bus routes.

Accommodation comprises an entrance hall, downstairs WC, re-fitted kitchen/breakfast room, large living room, four bedrooms, bathroom with separate WC and rear garden.

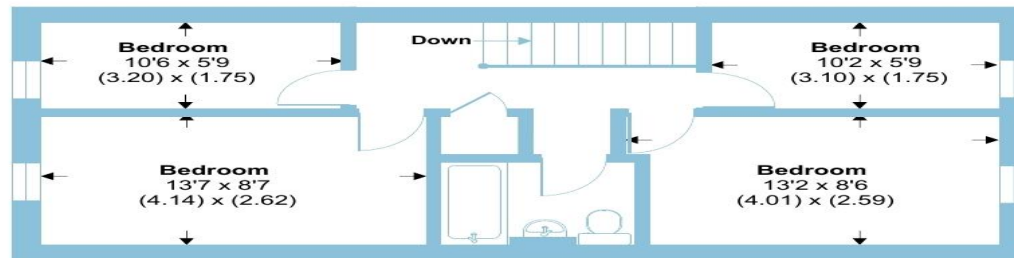
Early viewings are strongly advised to avoid disappointment.



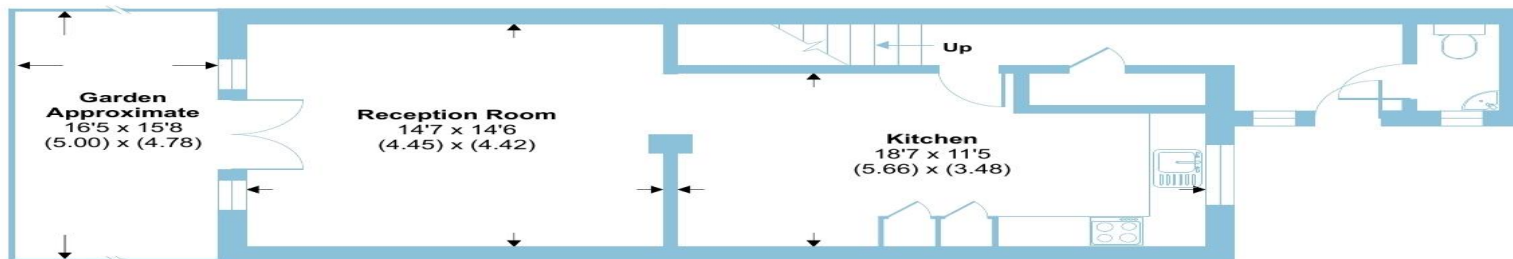
Lord Holland Lane, Myatts Fields South, London, SW9

Approximate Area = 1050 sq ft / 97.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1317906

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Lord Holland Lane, Myatts Fields South London

- Four Bedrooms
- Mid Terrace Freehold House
- Superb Condition
- Private Rear Garden
- Sought After Location

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110761



Property Ref:
KGT110761 - 0007

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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