

property details **approval form**

Flat 1 104 Babington Road, London, England, SW16 6AH

Date: 12 October 2026

Property Ref and Version: STM110873 - 0003



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Barnard Marcus office: 120 Mitcham Lane, Streatham, London, SW16 6NS
T 020 8769 9393 **E** Streatham@barnardmarcus.co.uk

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>> **price**

£365,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Jan 2005.

>> **key features**

- > Three-bedroom first floor flat
- > Excellent opportunity to add value
- > Charming purpose-built block with roof terrace/outdoor space
- > Spacious accommodation throughout
- > Convenient location close to Streatham amenities
- > Excellent transport links via nearby stations
- > Ideal for first-time buyers and investors
- > No onward chain complications
- > EPC Rating: C

>> **short description**

Offered to the market with no onward chain complications, this three-bedroom first floor flat presents an excellent opportunity for buyers looking to put their own stamp on a property and add value over time.

>> **long description**

Set within a charming purpose-built block, the property offers well-proportioned accommodation throughout and represents an ideal purchase for first-time buyers, investors, or those seeking a project in a highly convenient South West London location.

Babington Road is well positioned for the amenities of Streatham, with a wide selection of shops, cafés, restaurants and leisure facilities nearby. Excellent transport links are on hand, with Streatham Common and Norbury stations providing regular services into Central London, making the property particularly appealing to commuters.

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>> **room description**

Agent Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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>> **property images**



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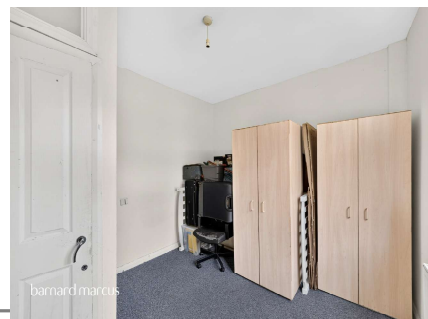
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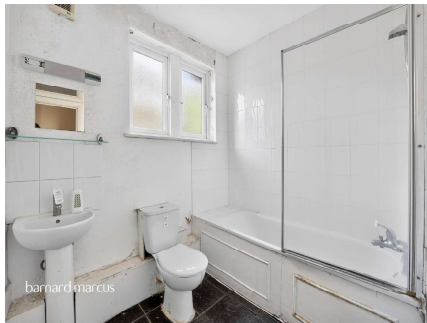
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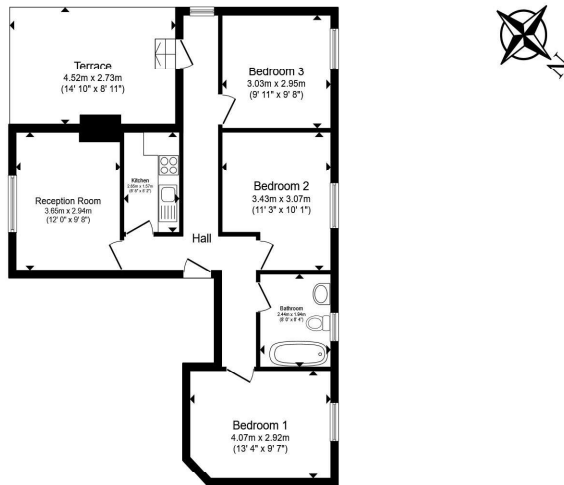
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>> floor plan



Total floor area 64.6 m² (696 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



>> approval

Signature		Date
Jason King	J.K	12/10/2026

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