

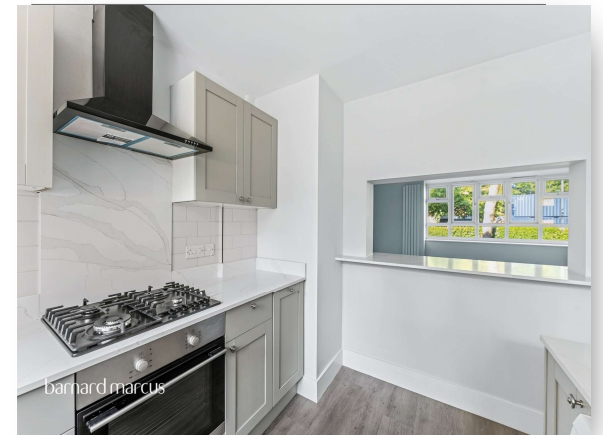
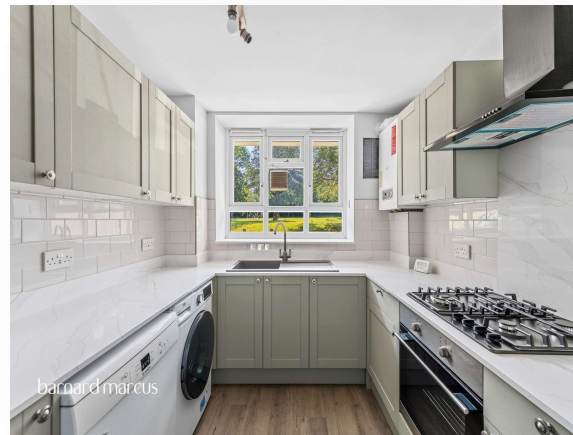
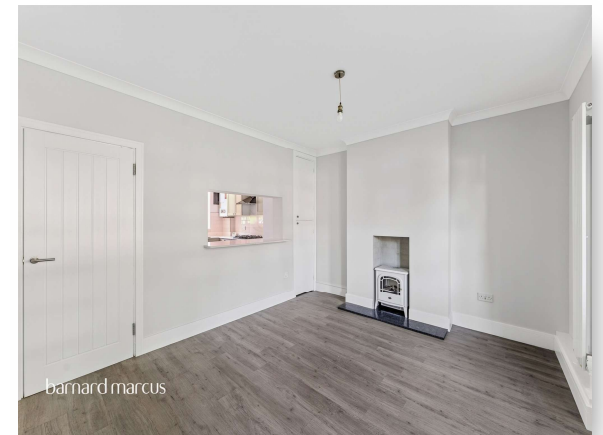


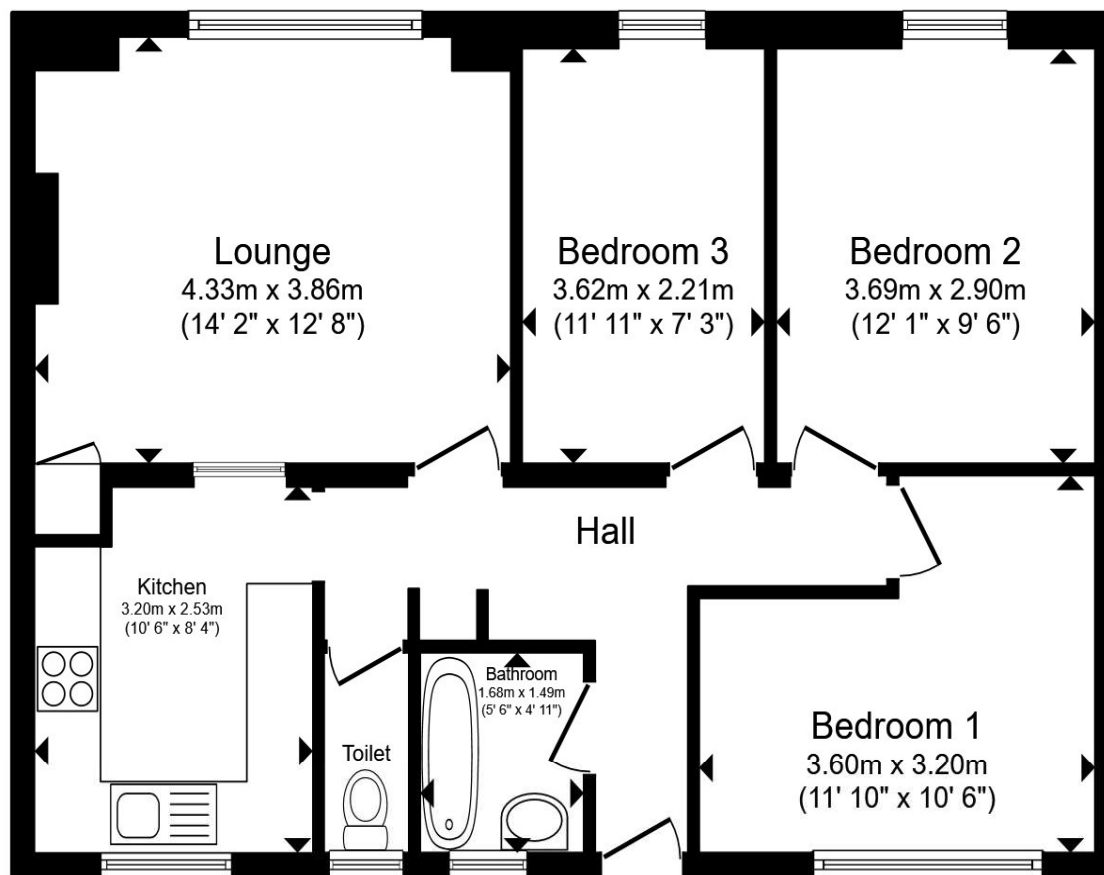
barnard marcus

Grierson House Aldrington Road, London SW16 1TN

welcome to
Grierson House Aldrington Road, London

A beautifully presented three-bedroom apartment set within the ever-popular Grierson House, located in the heart of the highly regarded Furzedown area.





Ground Floor

Total floor area 66.7 m² (718 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



Offering generous and well-balanced living space, the property is finished to an excellent standard throughout and is offered to the market vacant, making it ready for immediate occupation.

The accommodation provides a bright and airy feel, comprising a spacious reception room and a well-appointed eat-in kitchen, perfectly suited to both everyday living and entertaining. All three bedrooms are well-proportioned, offering flexibility for families, home working or investment buyers seeking strong rental appeal.

Further enhancing the property is a private balcony and a practical layout with separate bathroom facilities, creating a comfortable and functional home.

Grierson House is ideally positioned within easy reach of the independent shops, cafés and amenities of Moyser Road, along with the expansive green spaces of Tooting Bec Common. Excellent transport links are also close by, providing convenient access into Central London.

welcome to

Grierson House Aldrington Road, London

- Well-presented three-bedroom apartment with generous proportions
- Vacant possession and no onward chain
- Bright reception room with separate eat-in kitchen
- Private balcony and excellent natural light
- Popular Furzedown location close to Moyser Road amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1500.00

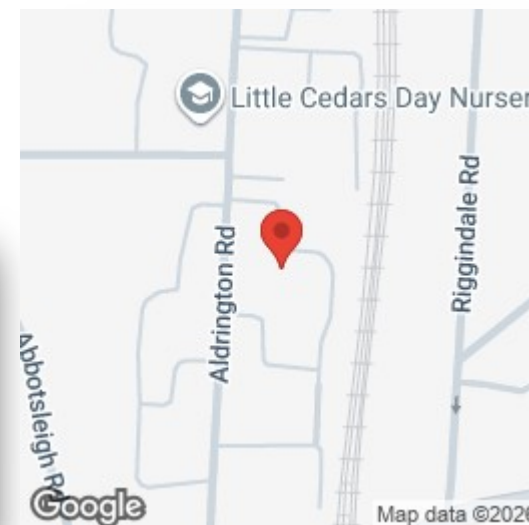
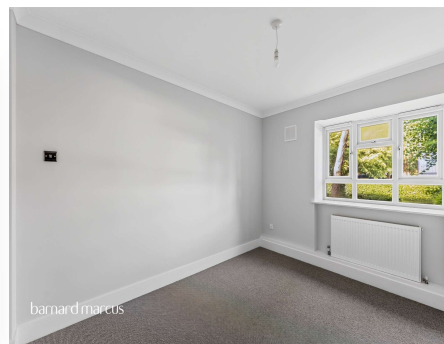
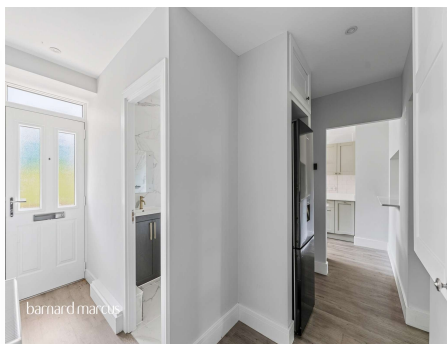
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Aug 2003.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110729



Property Ref:
STM110729 - 0004

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.

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.



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