



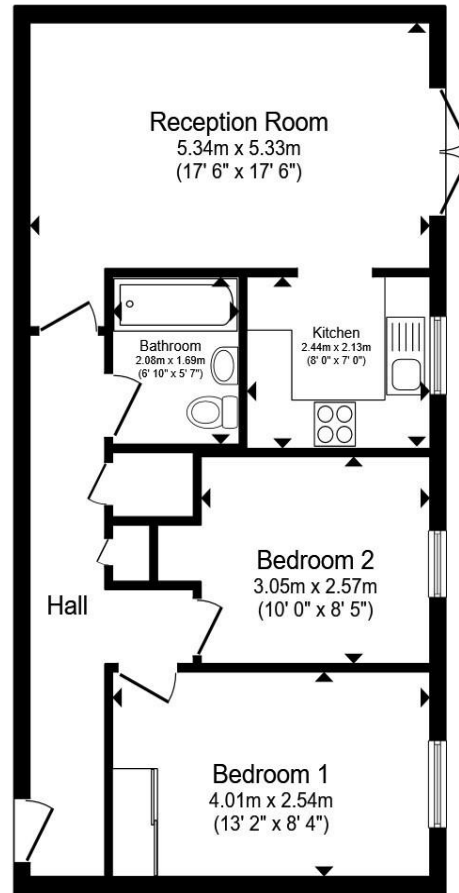
Peartree Avenue, London SW17 0JG

welcome to

Peartree Avenue, London

A well-presented two bedroom, ground floor apartment with allocated parking, share of freehold and no onward chain.





Ground Floor



A well-presented two bedroom, ground floor apartment with allocated parking, share of freehold and no onward chain.

Situated in this quiet and very pleasant cul-de-sac, this apartment is located in a well-maintained block and comprises of two double bedrooms, a generous open-plan kitchen / living room and a bathroom. Additional benefits include good storage throughout, direct access to the communal gardens within the development, off-street parking, and no onward chain.

Peartree Avenue is located next to the open space of Garratt Green and within a short walk of the Garratt Lane shops, cafes, pubs and gyms. The development benefits from being in close proximity of both Earlsfield mainline station as well as Tooting Broadway underground station (Northern Line) .

Total floor area 56.4 m² (607 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



welcome to

Peartree Avenue, London

- Two Double Bedrooms, Ground Floor Apartment
- Share of Freehold
- Off-Street Parking
- Communal Gardens
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1515.79

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£430,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR105344



Property Ref:
EAR105344 - 0003

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



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