



barnard marcus

Walmsley House Colson Way, London SW16 1RH



welcome to

Walmsley House Colson Way, London

An immaculately presented one double bedroom apartment located in the heart of the popular Furzedown.

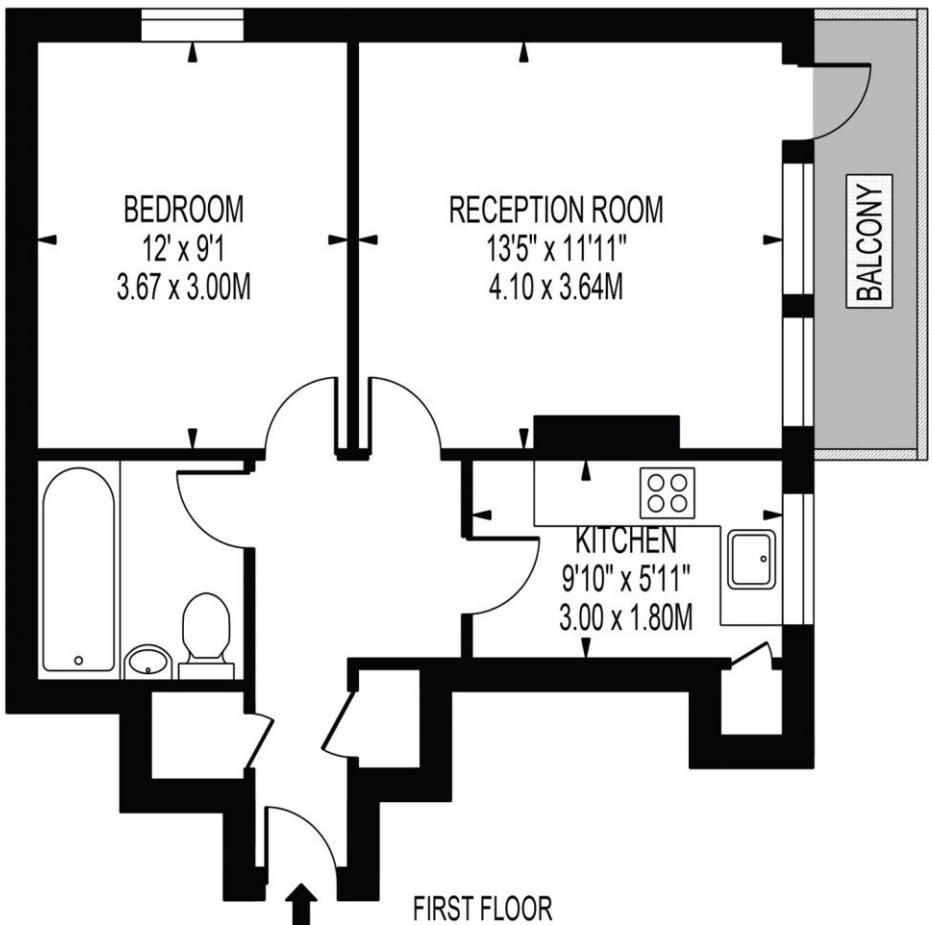
The property is situated on the first floor of a purpose built building and comprises, large reception room, well presented kitchen with ample cupboard space, contemporary bathroom suite and a good sized double bedroom. The property further benefits from plenty of storage throughout with built in cupboards in the bedroom as well as in the hallway, additionally a peaceful balcony perfect for relaxing in the sun.

Colson Way is enviably located just yards from the wide open spaces of Tooting Bec Common and the famous Lido; the Tube at Tooting Bec (Northern Line) is located just 0.9m away.



WALMSLEY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 479 SQ FT - 44.47 SQ M



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.

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Walmsley House Colson Way, London

- One Bedroom
- Short Walk to Tooting Bec Common
- Excellent Decorative Order
- Furzedown
- Balcony Access

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1443.96

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 May 1997.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers in excess of

£260,000



view this property online barnardmarcus.co.uk/Property/STM110197

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.



Property Ref:
STM110197 - 0005

Please note the marker reflects the
postcode not the actual property



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