



Woodgate Drive, London SW16 5YQ

welcome to

Woodgate Drive, London

This charming Two Bedroom home offers the perfect balance of peaceful residential living and exceptional connectivity. Situated just moments from Streatham Common train station, residents can enjoy swift access to central London, with direct services reaching Victoria Station in just 19 minutes and Clapham Junction in only 11 minutes. The convenience of the location, combined with the welcoming community atmosphere, makes this property a truly desirable place to call home.

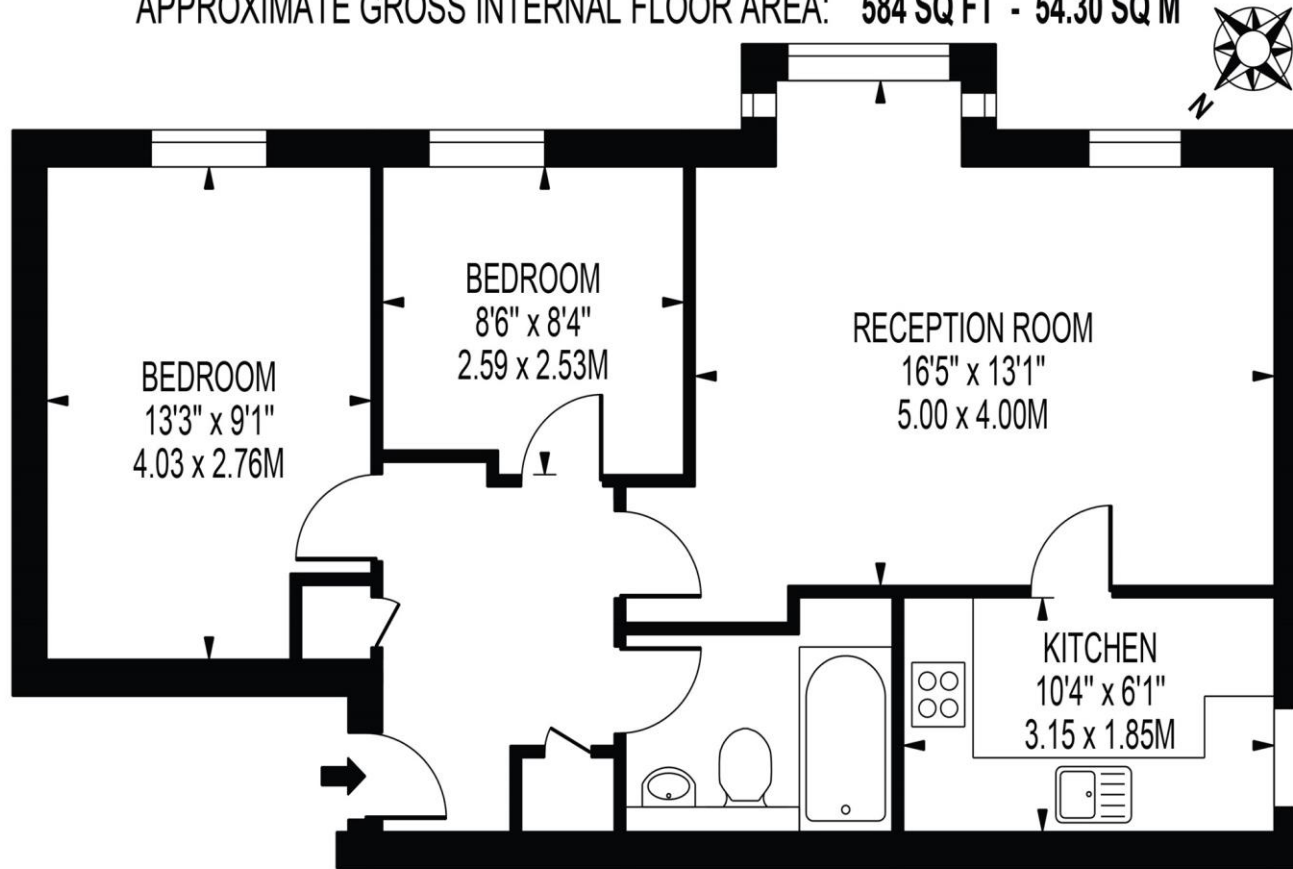
The property has been thoughtfully improved and beautifully maintained over the past four years. The bathroom has been fully refurbished with a stylish three-piece suite, including a modern vanity unit and a tall towel warmer - perfect for comfort during colder months. The kitchen has also been refreshed with a new extractor and updated finishes, creating a contemporary and practical space. Throughout, the interiors have been decorated with care, including new bedroom carpets for warmth and comfort, as well as bespoke fitted wardrobes providing both excellent storage and a refined aesthetic.

The local area offers a wealth of amenities within walking distance. A highly regarded pub, perfect for Sunday roasts and relaxed dining, is just a seven-minute walk away. Everyday conveniences are provided by Cut The Mustard at the top of the road, while a nearby independent coffee shop has become a much-loved neighbourhood spot. A Sainsbury's Local with delicatessen and cheesemonger services.



WOODGATE DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 584 SQ FT - 54.30 SQ M



FIRST FLOOR

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.
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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.

welcome to

Woodgate Drive, London

- Charming Two Bedroom Flat
- Quiet Well-Maintained Residential Development
- Stylish Three-Piece Bathroom Suite
- Bright & Inviting Reception Room
- Excellent Transport Links

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1896.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Nov 1996. 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

£340,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110353



Property Ref:
STM110353 - 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.

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