



**Maplewood House Abbotswood Road, London SW16 1AJ**



**welcome to**

## **Maplewood House Abbotswood Road, London**

Situated in Maplewood House is this beautifully appointed one bedroom apartment benefitting from double doors leading to its own private garden.

Quality is at the heart of everything Earlswood Homes stands for and the interiors have been completed using Porcelanosa Tiling, Wood flooring, Kreider designer kitchens and high end brand appliances. Fitted bedroom wardrobes, underfloor heating and unusual lighting design, gives each owner a chance to enjoy a modern lifestyle and impress guests with impressionable presentation. With state of the art heating systems, these homes also offer energy efficient, low usage systems which are kind to the environment and lower cost to run.

Safety and security has not been overlooked; Peep hole doors, window restrictors and lighting ensure that when home or whilst away, your property is secure.

Each property at Abbotswood Place is offered with either a terrace, patio or garden providing seamless outdoor entertainment options. One property even has a view of the Shard on a clear day! Landscaping and privacy make the outdoor living spaces practical and impressionable.





**Additional Description:**

Abbotswood Place is a ten minute walk to both Streatham and Streatham Hill overground rail stations, and a 15 minute walk to Balham overground and tube station. Whether you're a first time buyer, downsizer, working professional commuting to London or a family looking for a wonderful new home where children can thrive in their education and home environments, these properties are where high end lifestyle living and practicality come together.

Please note, images are of the show apartments.

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- Private Garden
- Handleless German Kitchen With Soft Closing Cabinetry
- Luxurious Quartz worktop and Splashbacks
- Two-Year Customer Care Service Warranty & 10 Year CML Compliant Building Warranty

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £490,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/STM110541](https://barnardmarcus.co.uk/Property/STM110541)



Property Ref:  
STM110541 - 0006

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barnard marcus



020 8769 9393



Streatham@barnardmarcus.co.uk



120 Mitcham Lane, Streatham, London, SW16 6NS



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)