



Tranmere Road, London SW18 3QX

welcome to

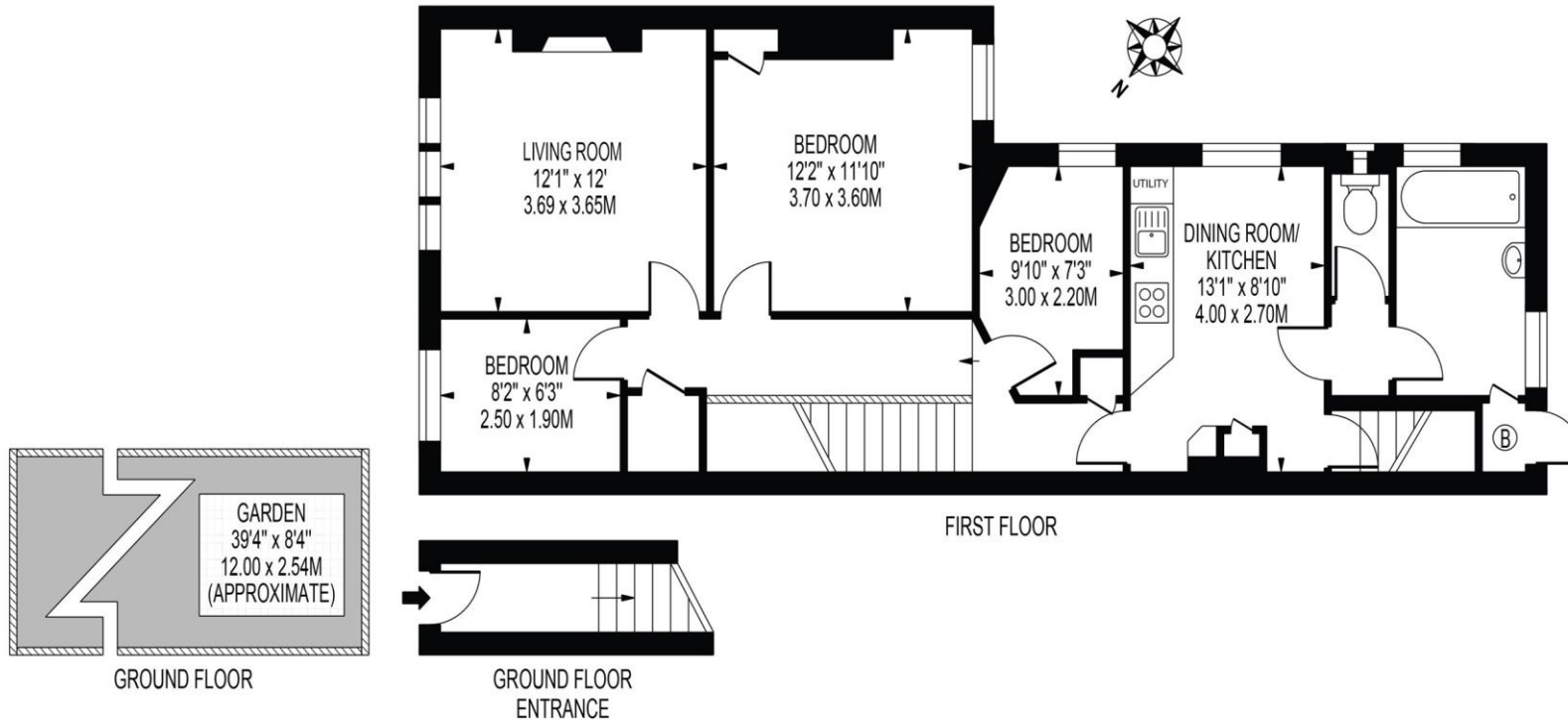
Tranmere Road, London

A three bedroom, first floor Victorian maisonette with an abundance of period features, a private rear garden and potential to extend (STPP).



TRANMERE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 827 SQ FT - 76.81 SQ M



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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.

A three bedroom, first floor Victorian maisonette with an abundance of period features, a private rear garden and potential to extend (STPP).

This part-modernised, first floor period property benefits from a living room with a period fireplace, a kitchen/breakfast room, three bedrooms, bathroom and separate WC, and a private garden. Further benefits include access to an unconverted loft space, new double glazing throughout and share of freehold.

The property is located on the sought after Tranmere Road within minutes of Earlsfield Station, with overground services to Clapham Junction, Vauxhall and Waterloo, as well as the local amenities of Garratt Lane. The property is also in the catchment area for the renowned Earlsfield Primary school. Local parks include St George's Park and Wandsworth Common.

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Tranmere Road, London

- Three Bedroom Period Property
- Loft Access with Potential to Extend (STPP)
- Private Garden
- Share of Freehold
- Double Glazing Throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 03 Dec 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£680,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR105097



Property Ref:
EAR105097 - 0007

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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