



Earlsfield Road, London SW18 3DU

welcome to

Earlsfield Road, London

A refurbished two-double bedroom, first floor apartment, located within close proximity of Earlsfield mainline station.

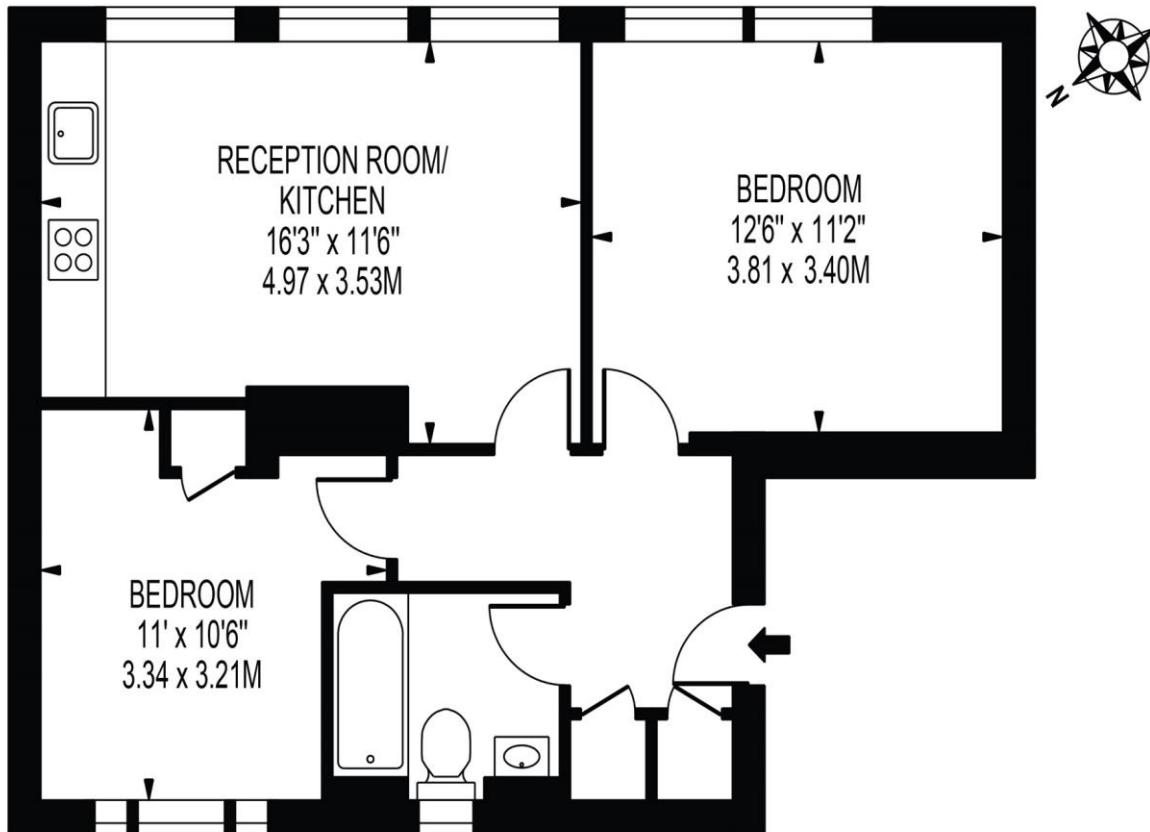
The property benefits from bright, open-plan reception space and is both neutral and contemporary. Further benefits include private residents parking and no upward chain.

Located on Earlsfield Road, the property is close to the popular coffee shops bars and restaurants along Garratt Lane, as well as Earlsfield station. Nearest parks include King George's Park and Wandsworth Common.



EARLSFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 543 SQ FT - 50.42 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.
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.

welcome to

Earlsfield Road, London

- Refurbished Apartment with Neutral and Contemporary Decor
- Two Double Bedrooms, First Floor Apartment
- Bright, Open-plan Reception Space
- Close Proximity to Earlsfield Station
- No Upward Chain

Tenure: Leasehold EPC Rating: C

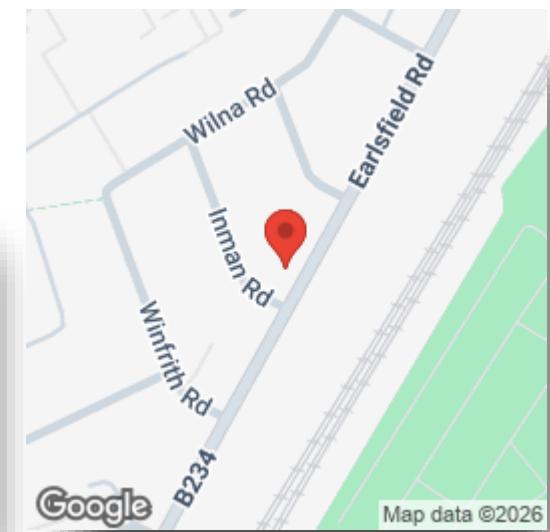
Council Tax Band: C Service Charge: 1300.00

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 May 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£375,000



view this property online barnardmarcus.co.uk/Property/EAR105256



Property Ref:
EAR105256 - 0002

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property



020 8879 7222



Earlsfield@barnardmarcus.co.uk



525 Garratt Lane, London, SW18 4SR



barnardmarcus.co.uk