



barnard marcus

Westcote Road, London SW16 6BW

welcome to

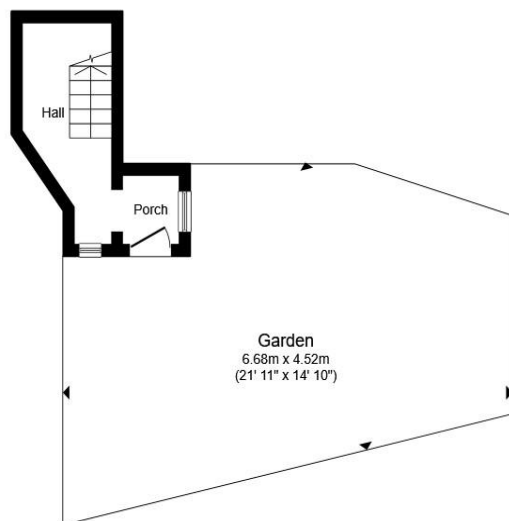
Westcote Road, London

The accommodation is arranged over multiple levels, creating a natural sense of space and separation between living and sleeping areas. The main reception room is bright and inviting, complemented by a separate kitchen with ample storage and workspace. The bedrooms are all well-proportioned, making the property an ideal choice for families, professional sharers or those working from home.

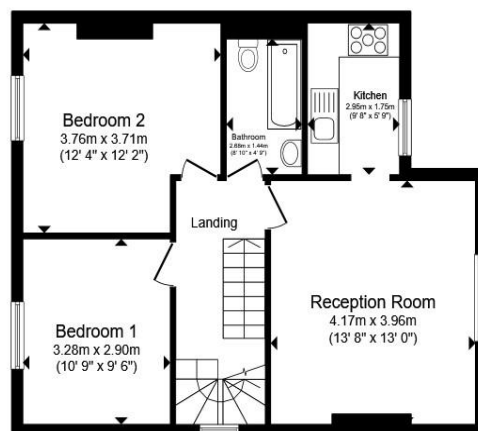
Further benefits include a well-balanced layout, plenty of natural light throughout and the feel of a traditional home within a converted period building. Split-level properties of this nature are particularly sought after for their added privacy and overall sense of space.

Westcote Road is a prime residential location, positioned close to the open green spaces of Tooting Bec Common and within easy reach of the vibrant amenities of Streatham High Road. Transport links are excellent, with Streatham Common and Streatham stations both nearby, offering direct connections into Central London, making this an ideal property for commuters.

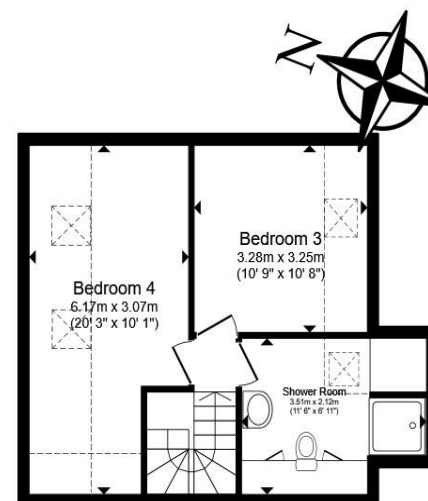




Ground Floor



First Floor



Second Floor

Total floor area 104.2 m² (1,121 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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Westcote Road, London

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious split-level apartment arranged over two floors

Tenure: Leasehold EPC Rating: D

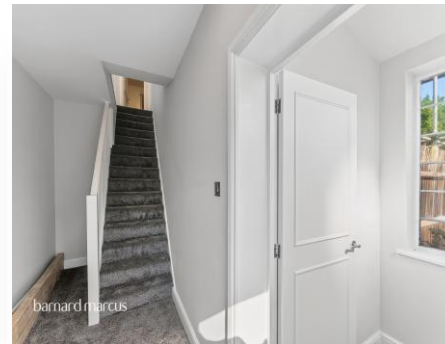
Council Tax Band: C Service Charge: 2054.39

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STM110777 - 0002

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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.



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