



barnard marcus

**Grierson House Aldrington Road, London SW16 1TN**

**welcome to**

## **Grierson House Aldrington Road, London**

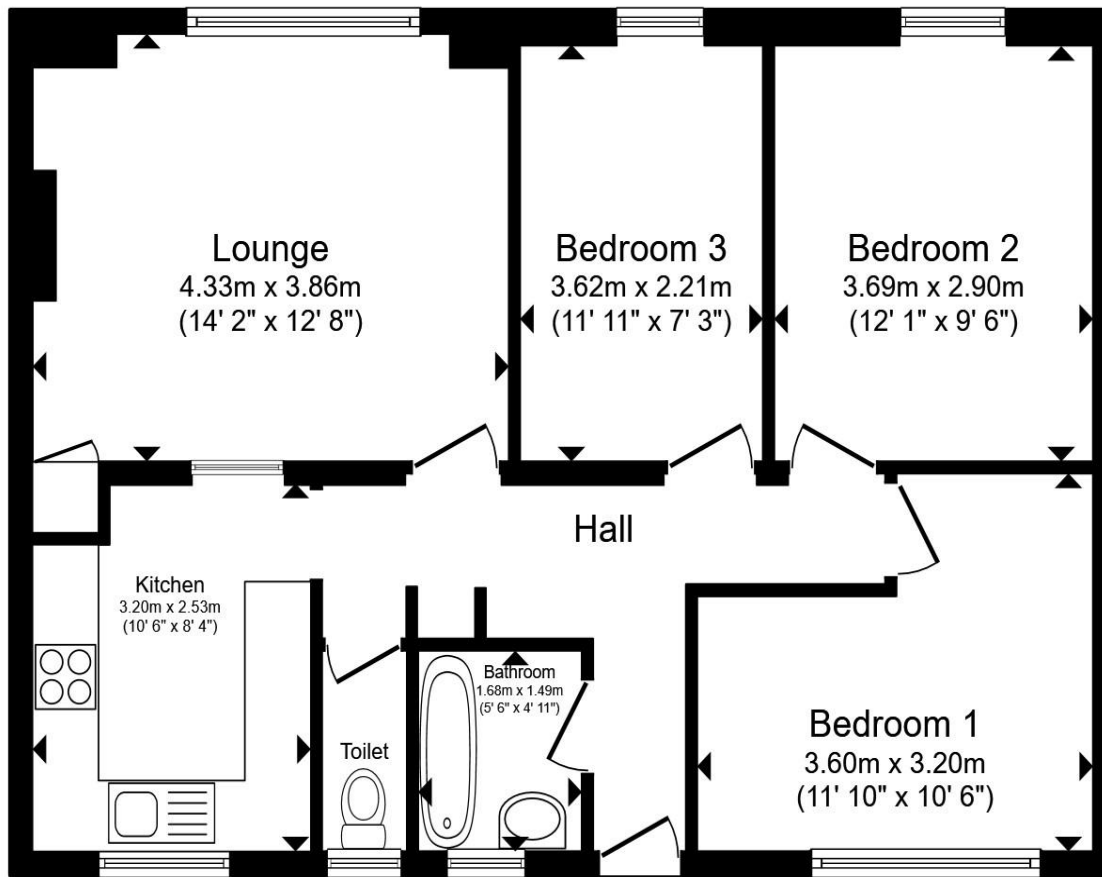
Offering generous and well-balanced living space, the property is finished to an excellent standard throughout and is offered to the market vacant, making it ready for immediate occupation.

The accommodation provides a bright and airy feel, comprising a spacious reception room and a well-appointed eat-in kitchen, perfectly suited to both everyday living and entertaining. All three bedrooms are well-proportioned, offering flexibility for families, home working or investment buyers seeking strong rental appeal.

Further enhancing the property is a private balcony and a practical layout with separate bathroom facilities, creating a comfortable and functional home.

Grierson House is ideally positioned within easy reach of the independent shops, cafés and amenities of Moyser Road, along with the expansive green spaces of Tooting Bec Common. Excellent transport links are also close by, providing convenient access into Central London.





### Ground Floor

Total floor area 66.7 m<sup>2</sup> (718 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](http://www.propertybox.io)



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## Grierson House Aldrington Road, London

- Well-presented three-bedroom apartment with generous proportions
- Vacant possession and no onward chain
- Bright reception room with separate eat-in kitchen
- Private balcony and excellent natural light
- Popular Furzedown location close to Moyser Road amenities

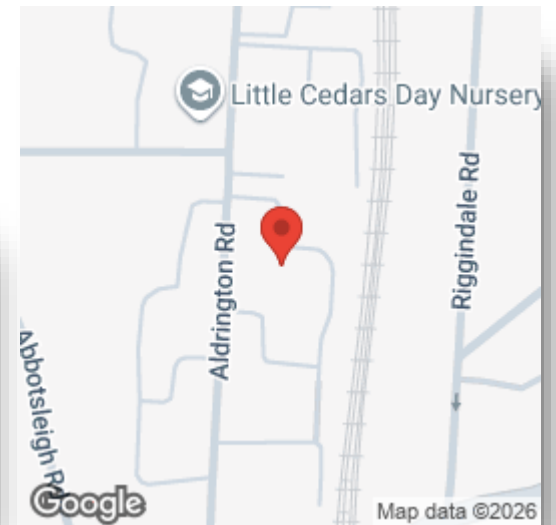
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Aug 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STM110729 - 0002

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