



barnard marcus

**Busby House Aldrington Road, London SW16 1TZ**



**welcome to**

## **Busby House Aldrington Road, London**

Situated in the well-maintained Busby House, this immaculately presented two-bedroom flat offers bright, comfortable living in a highly sought-after location. The property features two well-sized bedrooms, a tastefully designed family bathroom, and a stylish, modern kitchen finished to a high standard.

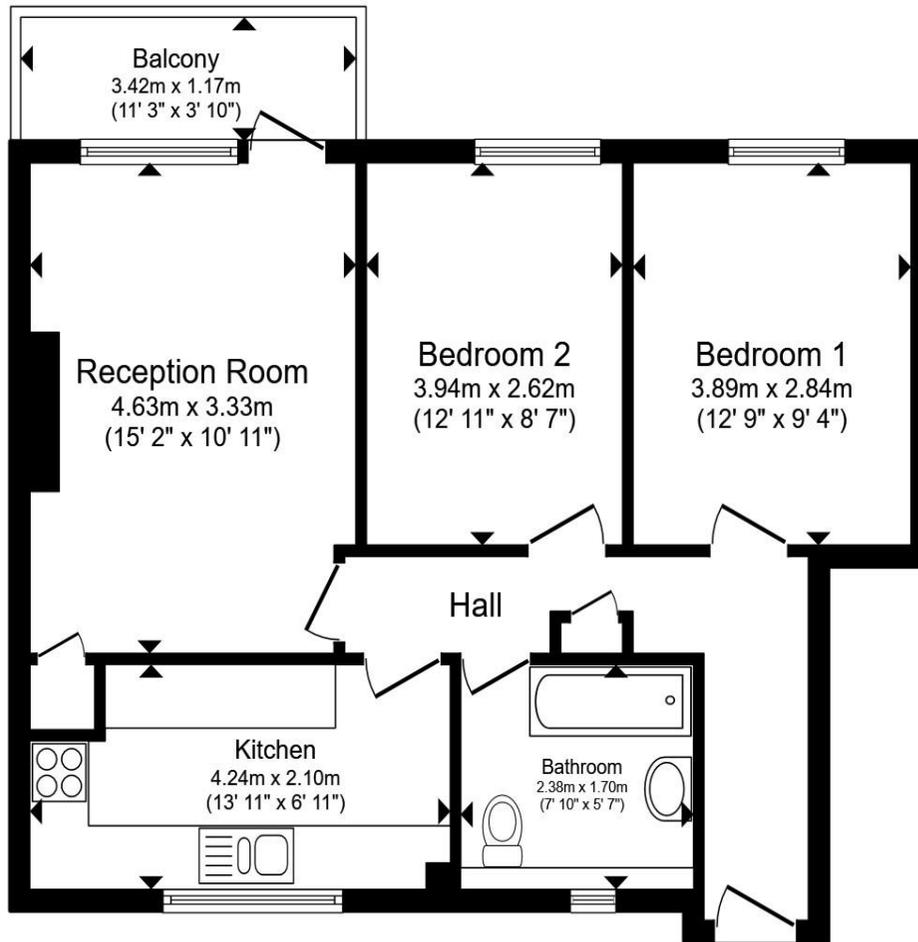
The spacious reception room provides the perfect space for relaxing or entertaining and offers direct access to a private balcony, ideal for enjoying warmer days.

Ready to move into, the flat has been thoughtfully maintained throughout, offering a clean, contemporary feel with no work required.

Perfectly positioned just off Aldrington Road, the property sits only a stone's throw from Tooting Bec Common, providing beautiful open green spaces right on your doorstep. Tooting Bec Underground Station (Northern Line) is easily accessible, while Streatham Common Station is also within walking distance, offering excellent transport links and a wide range of local amenities.

This superb home is ideal for first-time buyers, investors, or anyone looking for a well-connected, turnkey property in a desirable South London location.





Total floor area 58.5 m<sup>2</sup> (629 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)



welcome to

## Busby House Aldrington Road, London

- Immaculately presented two-bedroom apartment
- Moments from Tooting Bec Common
- Private balcony
- Ideal for first-time buyers
- Close to a range of local shops, cafés and amenities

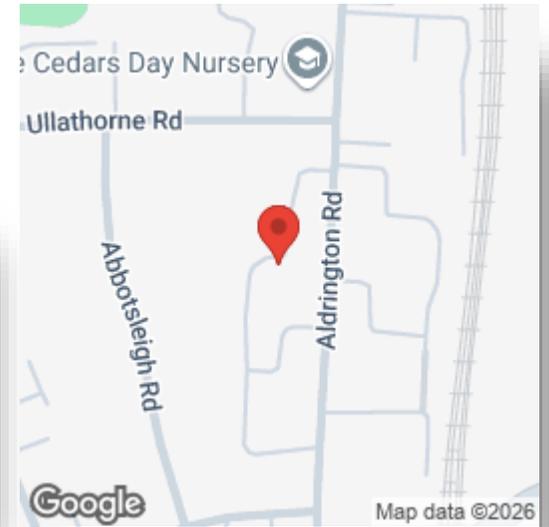
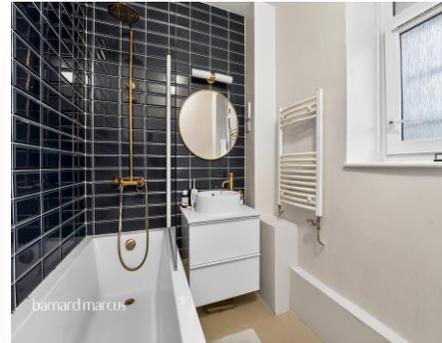
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2064.60

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Nov 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £335,000



**view this property online** [barnardmarcus.co.uk/Property/STM110452](https://www.barnardmarcus.co.uk/Property/STM110452)



Property Ref:  
STM110452 - 0006

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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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Please note the marker reflects the postcode not the actual property