



Mount Ephraim Road, London SW16 1LW

welcome to

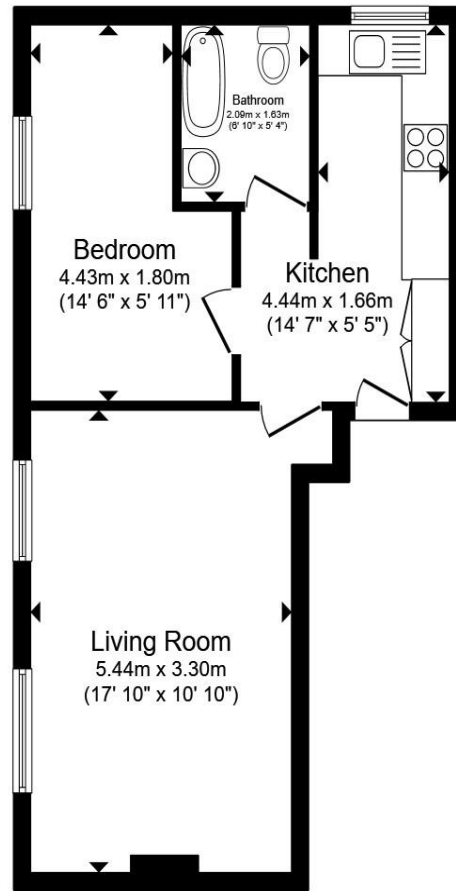
Mount Ephraim Road, London

Situated on the desirable Mount Ephraim Road, SW16, this charming one-bedroom flat offers well-balanced accommodation in a sought-after residential setting, conveniently located within easy reach of excellent transport links, local amenities and open green spaces.

Set within an attractive period conversion, the property is well presented throughout and comprises a bright and comfortable reception room, a separate fitted kitchen, a dedicated dining area, a modern bathroom, and a spacious double bedroom positioned to the rear of the property, providing a peaceful retreat.

Mount Ephraim Road is a popular residential address ideally placed for access to both Streatham Hill Station and the expansive open spaces of Tooting Bec Common. Residents benefit from excellent transport connections, with direct rail services to London Victoria, London Bridge and Clapham Junction, as well as frequent bus routes providing convenient access to Balham, Brixton and Central London. A wide selection of local amenities can be found nearby, including independent cafés, restaurants, bars, supermarkets and boutique shops, all contributing to the area's vibrant community atmosphere. The renowned Tooting Bec Lido is also within easy walking distance, offering one of London's most popular outdoor leisure facilities. Combining period character, practical living space and an excellent location, this property presents an ideal opportunity for first-time buyers and investors.





First Floor



Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 42.1 m² (453 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



welcome to

Mount Ephraim Road, London

- One Double bedroom
- Near Local Amenities
- Period Conversion
- Near Green spaces
- Excellent Transport Links

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 357.60

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 2004.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£325,000



view this property online barnardmarcus.co.uk/Property/STM110690



Property Ref:
STM110690 - 0003

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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barnard marcus



020 8769 9393



Streatham@barnardmarcus.co.uk



120 Mitcham Lane, Streatham, London, SW16 6NS



barnardmarcus.co.uk

Please note the marker reflects the
postcode not the actual property