



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

**welcome to**

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

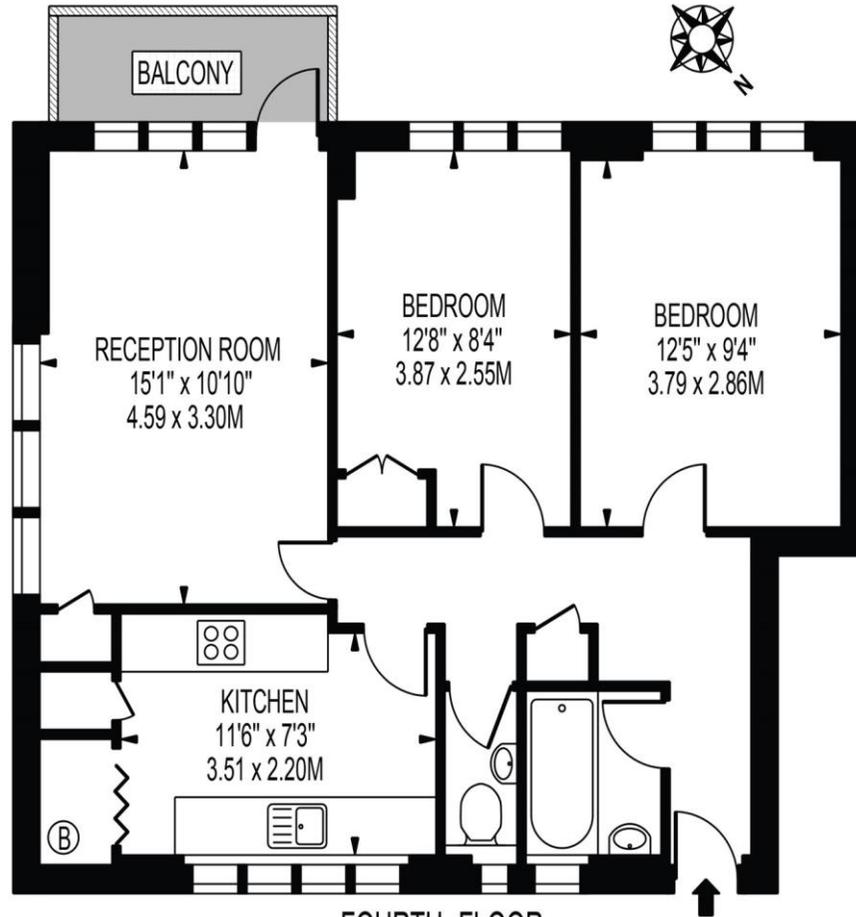
A well presented two bedroom apartment, benefits include a kitchen that offers good amounts of cupboard space, a very spacious living room with doors that lead out to a decent size balcony looking over the well maintained communal garden.

Bedroom wise there are two double bedrooms that are light and airy throughout offering enough space for multiple furniture units. The location of this property is one of its best features as Aldrington Road runs through the popular Furzedown Community and also has access to the open green spaces of Tooting Bec Common on its doorstep. Streatham Common Train Station and Tooting Bec Tube Station are also just a short walk away that offer links into Central London.



# GRIERSON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 674 SQ FT - 62.62 SQ M



FOURTH 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.

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## Grierson House Aldrington Road, London

- Two Double Bedroom
- Short walk to Tooting Bec Common
- Private Balcony
- Lift Access
- Purpose Built

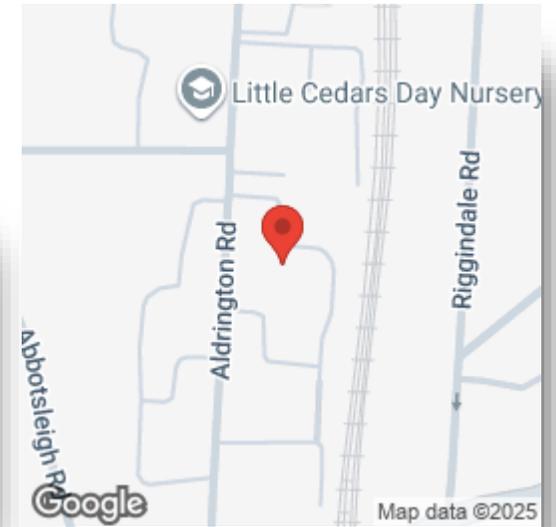
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1363.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Dec 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £300,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/STM110146](https://barnardmarcus.co.uk/Property/STM110146)



Property Ref:  
STM110146 - 0004

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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