



barnard marcus

**Solent Court London Road, London SW16 4EZ**

**welcome to**

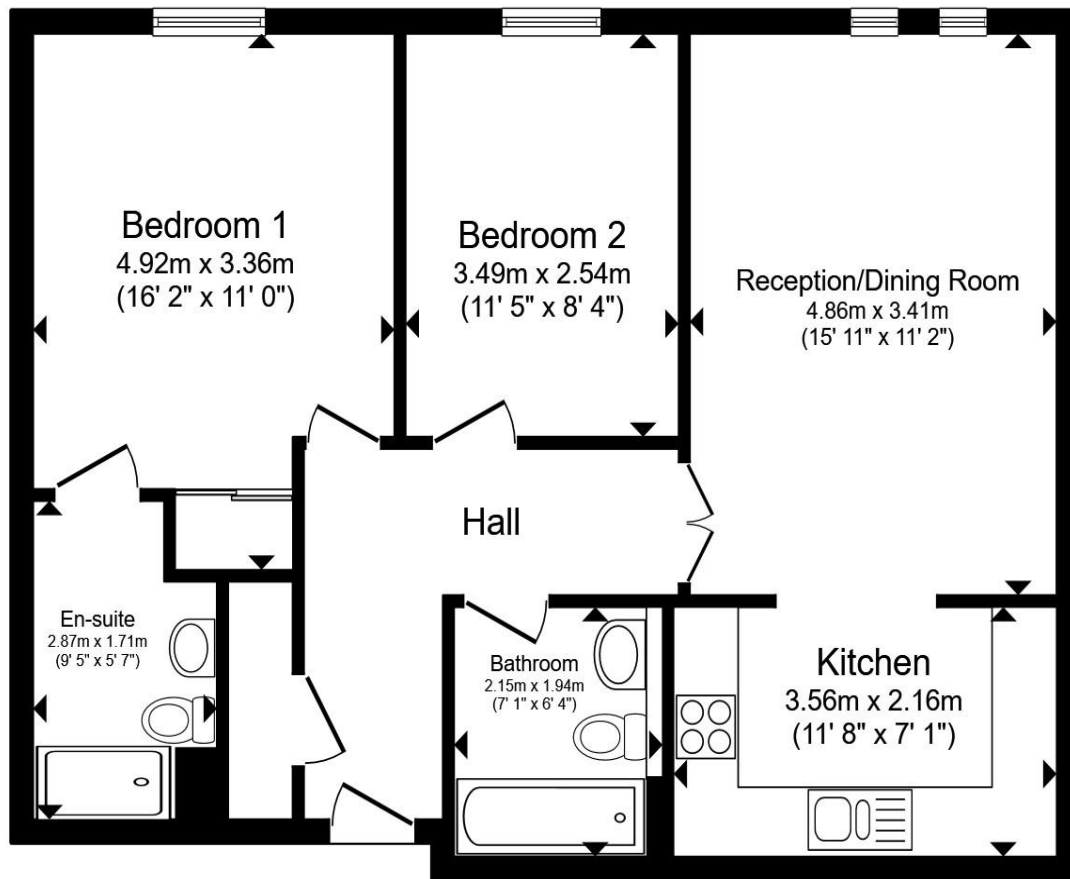
## **Solent Court London Road, London**

The property is ideal for first-time buyers, investors or those seeking a low-maintenance London base and is offered to the market with no onward chain for a straightforward purchase.

The apartment comprises a spacious reception room with excellent natural light, a separate fitted kitchen, two well-sized bedrooms - one offering a stylish en-suite and a family bathroom. Positioned on an upper floor, the property benefits from an elevated outlook, enhancing the sense of space and privacy.

Solent Court is conveniently located for access to a wide range of local amenities, as well as nearby transport links providing easy connectivity into Central London. This well-located apartment presents an excellent opportunity to secure a comfortable home or investment in a popular residential area.





**Agents Note:**

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

**Eight Floor**

Total floor area 66.5 m<sup>2</sup> (716 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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## Solent Court London Road, London

- Two-bedroom fifth floor apartment
- No onward chain for a smooth purchase
- Bright reception room with elevated outlook
- Well-proportioned double bedroom
- Convenient location close to local amenities

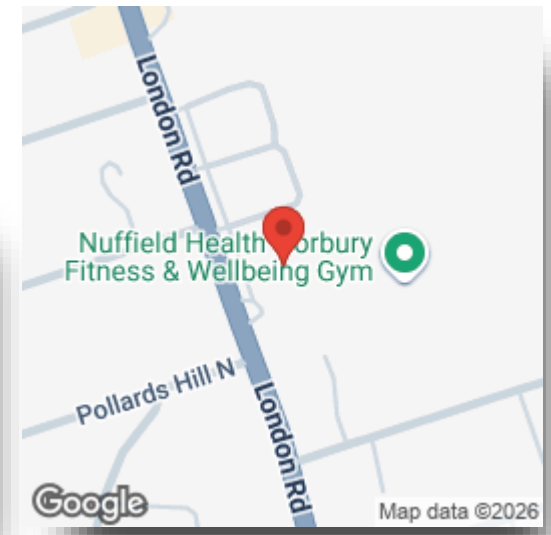
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2686.46

Ground Rent: 340.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £275,000



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Property Ref:  
STM110752 - 0002

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.

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