



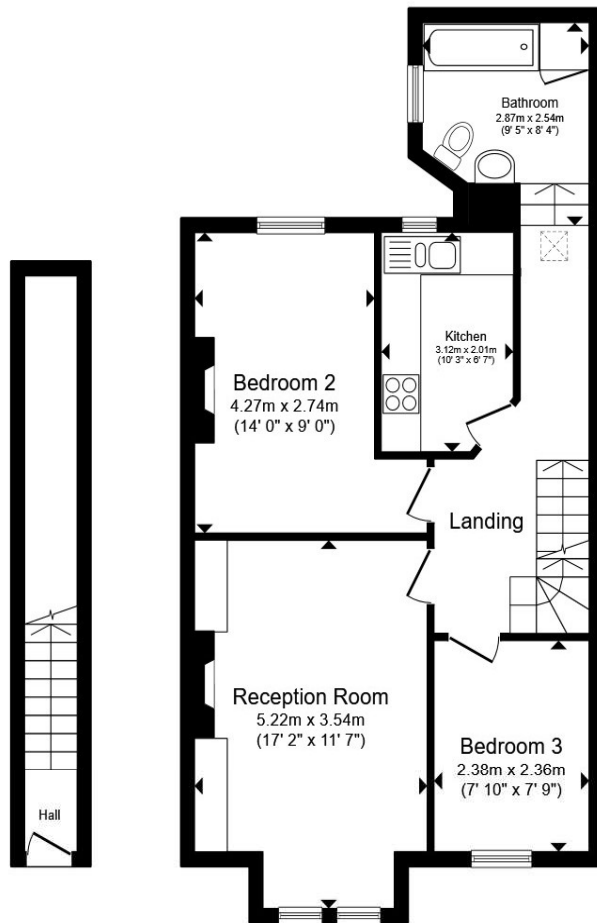
barnard marcus

Pendle Road, London SW16 6RY

welcome to
Pendle Road, London

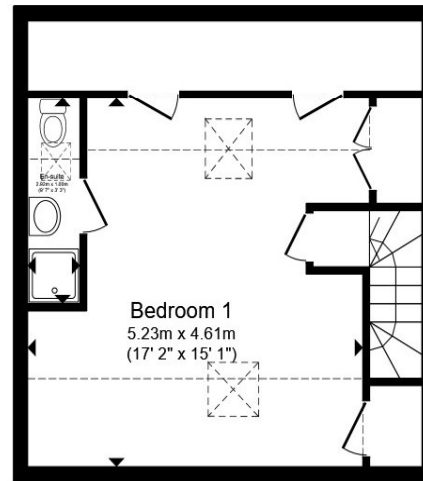
A beautifully presented split-level share of freehold first floor flat forming part of an attractive Victorian conversion, ideally positioned within the ever-popular Furzedown area.





Ground Floor

First Floor



Second Floor



Total floor area 99.8 m² (1,074 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



Offering generous and versatile accommodation throughout, the property comprises three well-proportioned bedrooms, two modern bathrooms, and a bright, spacious living area, making it an excellent choice for families, first-time buyers, or those seeking additional space to work from home.

The property is presented in excellent condition, allowing any prospective purchaser to move straight in and enjoy all that this desirable home has to offer. Further benefits include its sought-after residential location, close proximity to local amenities, and excellent transport links.

Offered to the market with no onward chain complications, this is a fantastic opportunity to secure a substantial home in one of SW16's most desirable neighbourhoods.

Considerable interest anticipated call today!

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.

welcome to

Pendle Road, London

- Split-level Share of freehold, first floor flat
- Victorian conversion
- Three bedrooms
- Two bathrooms
- Well presented throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 376.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 157 years from 20 Jan 2020. 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

£455,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110841



Property Ref:
STM110841 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



barnard marcus



020 8769 9393



Streatham@barnardmarcus.co.uk



120 Mitcham Lane, Streatham, London, SW16 6NS



barnardmarcus.co.uk