



barnard marcus

**Westcote Road, London SW16 6BW**

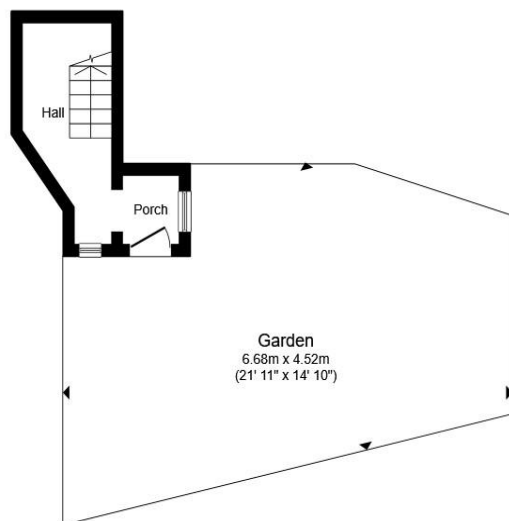
## **welcome to** **Westcote Road, London**

The accommodation is arranged over multiple levels, creating a natural sense of space and separation between living and sleeping areas. The main reception room is bright and inviting, complemented by a separate kitchen with ample storage and workspace. The bedrooms are all well-proportioned, making the property an ideal choice for families, professional sharers or those working from home.

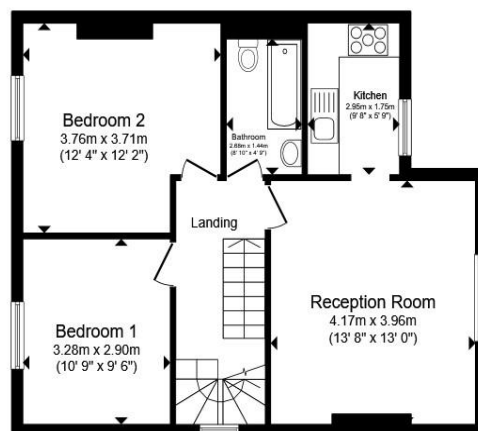
Further benefits include a well-balanced layout, plenty of natural light throughout and the feel of a traditional home within a converted period building. Split-level properties of this nature are particularly sought after for their added privacy and overall sense of space.

Westcote Road is a prime residential location, positioned close to the open green spaces of Tooting Bec Common and within easy reach of the vibrant amenities of Streatham High Road. Transport links are excellent, with Streatham Common and Streatham stations both nearby, offering direct connections into Central London, making this an ideal property for commuters.

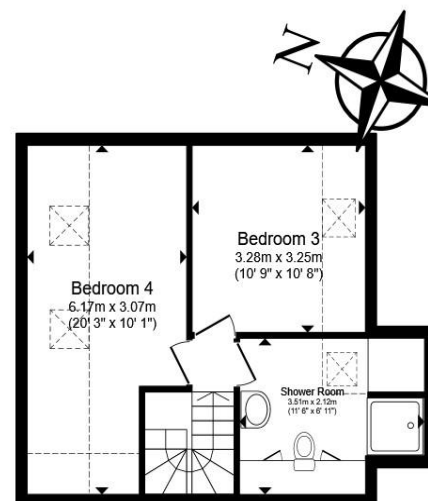




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 104.2 m<sup>2</sup> (1,121 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**

## **Westcote Road, London**

- Spacious split-level apartment arranged over two floors
- Bright and airy reception room with excellent natural light
- Well-proportioned bedrooms offering versatile accommodation

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2054.39

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2025. 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

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STM110733 - 0004

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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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