



barnard marcus

Bushane Court, Greyhound Parade, London SW17 0SJ



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welcome to

Bushane Court, Greyhound Parade, London

A beautifully presented one-bedroom apartment set on the third floor of the popular Stadia One development, offering a private balcony and excellent built-in storage.

The apartment features a bright, open-plan living space with a modern fitted kitchen and dining area, flowing into the lounge. Large sliding doors open directly onto the private balcony, creating a light-filled home ideal for relaxing and entertaining.

The double bedroom includes a cleverly designed built-in desk area, perfect for working from home, while the contemporary bathroom is finished to a high standard. The entrance hallway offers two generous storage cupboards - a rare feature for a one-bedroom apartment.

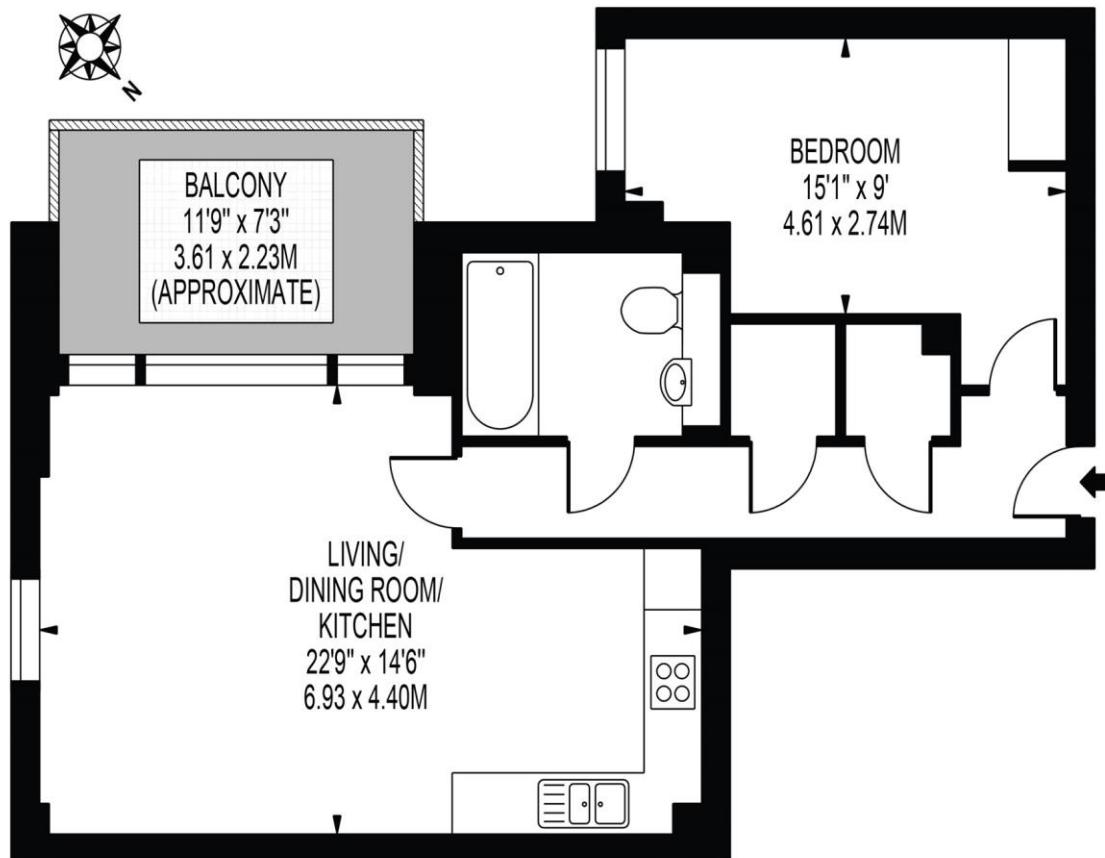
Bushane Court is exceptionally well connected. Haydons Road station is around a 10-minute walk, providing direct Thameslink services to Blackfriars, Farringdon and King's Cross. Earlsfield station is approximately a 12-minute walk, offering fast mainline services into Waterloo, while Tooting Broadway underground station can be reached in 16-18 minutes on foot. All stations are also easily accessible via frequent bus routes.

There are regular bus connections into central London, as well as a direct 10-minute bus journey into Wandsworth town centre or Clapham Junction. The property is also well placed for local shops, cafés, bars and restaurants, along with the green open spaces of the newly developed Springfield Park.



BUSHANE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 592 SQ FT - 55.00 SQ M



THIRD 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.

welcome to

Bushane Court, Greyhound Parade, London

- Open-Plan Living / Dining / Kitchen
- Large Private Balcony
- One Double Bedroom
- Bike Storage
- Close to the River Wandle and Springfield Park

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2588.40

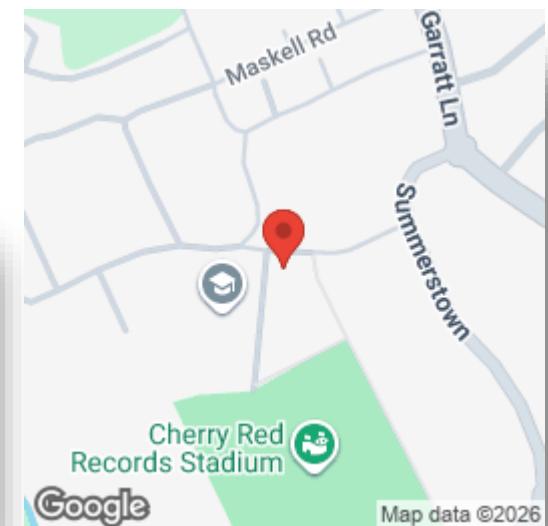
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018.

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

£400,000



view this property online barnardmarcus.co.uk/Property/EAR105089

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.



Property Ref:
EAR105089 - 0014

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.

Please note the marker reflects the postcode not the actual property



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