



barnard marcus

Hailsham Road, London SW17 9EN



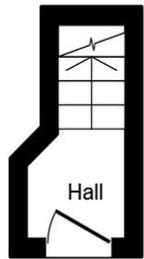
Welcome to **Hailsham Road, London**

Set within an attractive terraced property that has been thoughtfully converted into two flats, this generously proportioned first floor apartment offers over 619 sq ft of well-balanced accommodation arranged over two floors.

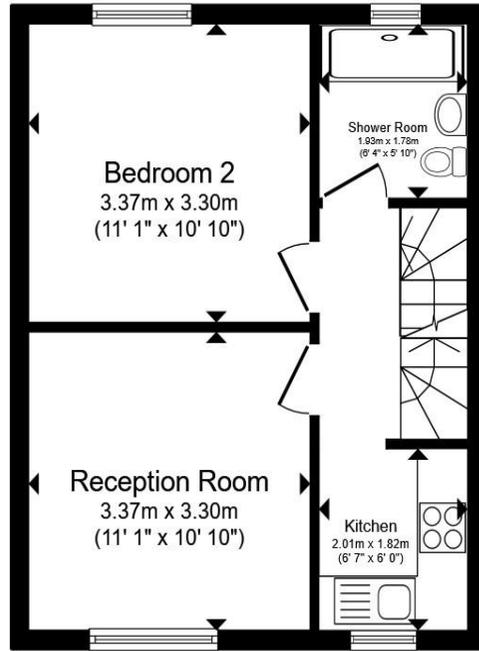
Upon entrance there is a secure shared porch and private front door to the flat. Immediately rising to the first floor where you will find the spacious reception room, ideal for entertaining and relaxing. There is a cleverly fitted kitchen maximising the space with its layout and storage cupboards. Also on this level is a large double bedroom and family bathroom. The second floor is dedicated to an impressive master bedroom with en-suite bathroom adding comfort and convenience to the space.

This property is flooded throughout with natural light and set on the peaceful Hailsham Road which forms part of the ever-popular alphabet grid.
Call us to arrange your slot at the open house.

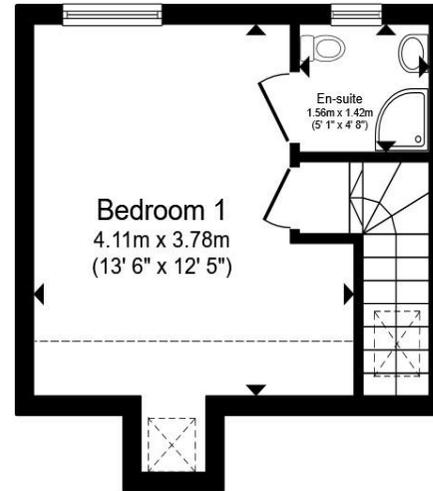




Ground Floor



First Floor



Second Floor

Total floor area 57.5 m² (619 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



Welcome to

Hailsham Road, London

- First floor split level flat
- Two double bedrooms
- Ensuite to principal bedroom
- Close to Tooting Main Line Rail station
- Fitted kitchen

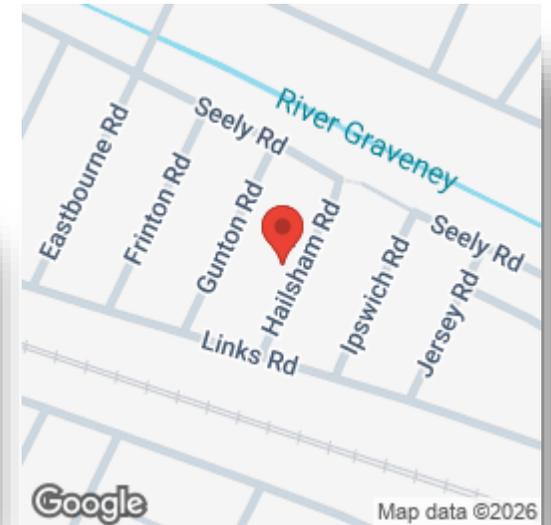
Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 588.00

Ground Rent: Ask Agent

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.

£400,000



view this property online barnardmarcus.co.uk/Property/TTG109035



Property Ref:
TTG109035 - 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.

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