



Edgington Road, London SW16 5BS

welcome to
Edgington Road, London

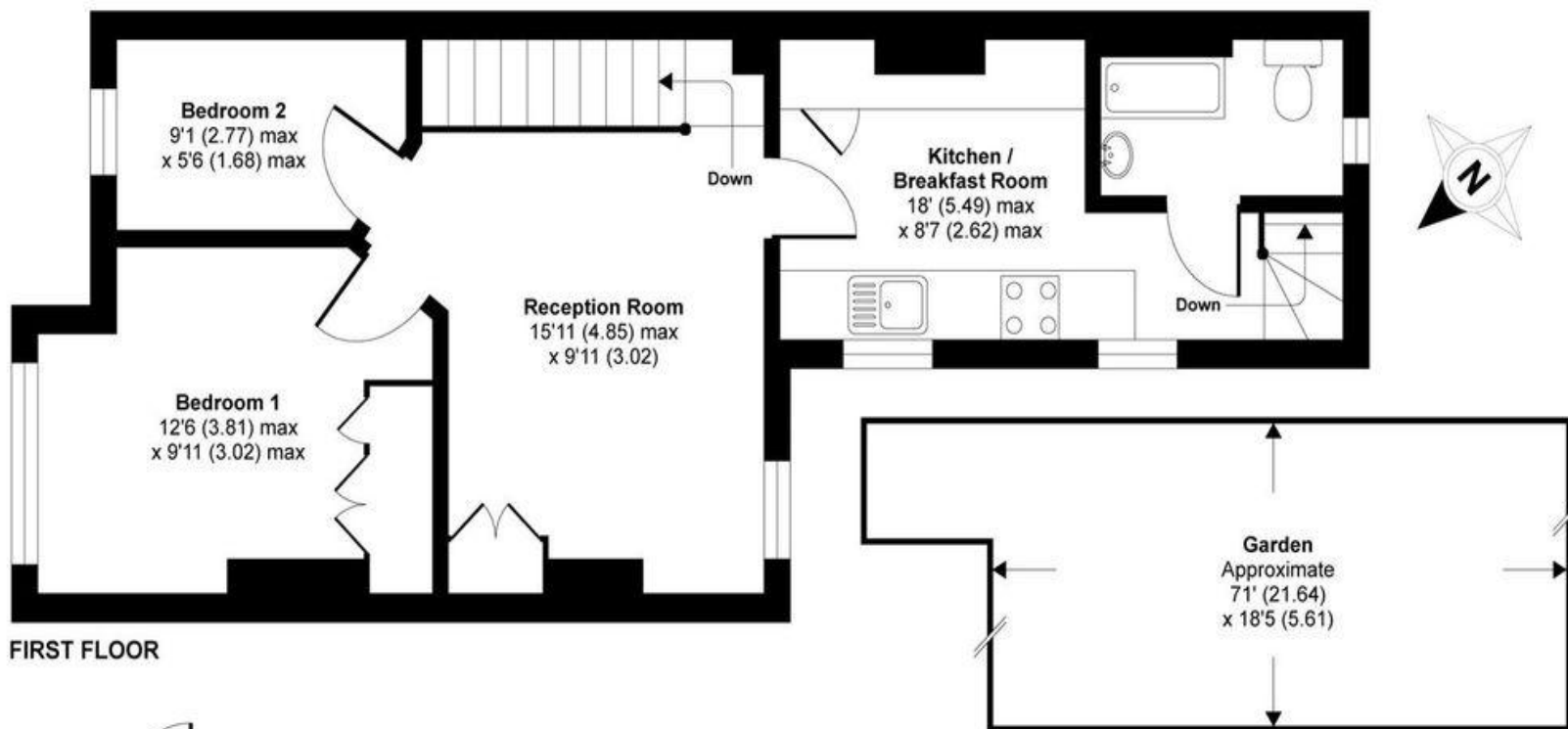
Charming Two-Bedroom Garden Maisonette in Prime Location.

This stunning two-bedroom garden maisonette seamlessly blends character with contemporary living, perfectly positioned on a popular residential road with excellent access to transport links and local amenities.

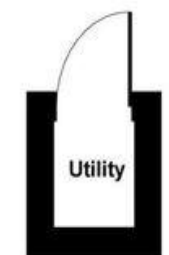
The property features two bright and airy bedrooms with large windows, a spacious living room complete with a charming fireplace, a sleek modern kitchen, and a fully fitted bathroom. Offering its own private entrance, the home also boasts a beautifully maintained private garden-ideal for entertaining or relaxing in a peaceful setting.

Located just moments from Streatham Common Station and a variety of local shops, cafés, and conveniences, this delightful home offers both comfort and connectivity in equal measure.

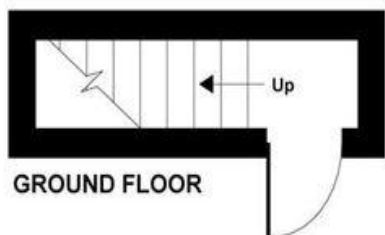




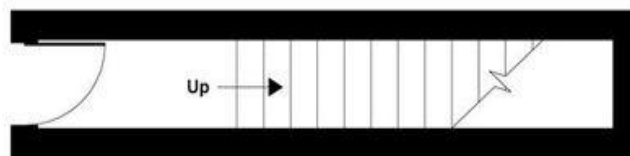
FIRST FLOOR



OUTBUILDING



GROUND FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 571 SQ FT 53 SQ METRES (EXCLUDES OUTBUILDING)

Edgington Road, London, SW16

Copyright nichecom.co.uk 2017 Produced for Jacksons the Independent Estate Agents REF : 161975

welcome to

Edgington Road, London

- Two Bedrooms
- Share of Freehold
- Period Conversion
- Premium Location
- Excellent Transport Links

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110664



Property Ref:
STM110664 - 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.



barnard marcus



020 8769 9393



Streatham@barnardmarcus.co.uk



120 Mitcham Lane, Streatham, London, SW16 6NS



barnardmarcus.co.uk