



barnardmarcus

**Wellfield Road, London SW16 2BP**



**welcome to**  
**Wellfield Road, London**

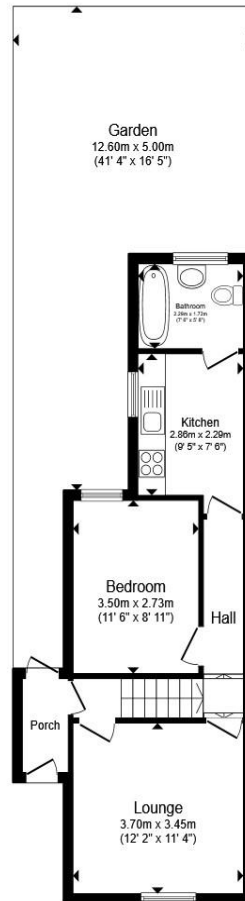
Situated on a sought-after residential road in a highly desirable area, this beautifully presented one double bedroom first floor flat offers stylish living with an abundance of natural light throughout, large windows allow sunlight to flood the property, creating a bright and welcoming atmosphere. The property also features a loft space, offering practical additional storage.

The accommodation comprises a separate light and airy reception room and kitchen ideal for both everyday living and entertaining. The property also boasts a well-proportioned double bedroom and a contemporary, stylish bathroom finished to a high standard. To the rear of the property, you have a private garden perfect for relaxation or outdoor leisure.

Streatham High Road is approximately a 3 minute walk away, providing a wide range of local amenities including shops, cafés, restaurants, and a cinema. Both Streatham and Streatham Hill stations are within easy reach, offering direct rail services to London Bridge, Victoria, Clapham Junction, Balham (Northern Line), St Pancras International and beyond. Streatham Common is also just a short stroll away, with Tooting Commons within walking distance, providing excellent green spaces.

The property is also ideally located for families, falling within the catchment area of several well regarded schools, including Sunnyhill Primary School, Dunraven School, Bishop Thomas Grant Catholic Secondary School, and St Andrew's Catholic Primary School.





## First Floor

Total floor area 42.5 m<sup>2</sup> (457 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

## Wellfield Road, London

- One Bedroom
- Private Rear Garden
- Modern finish/appliances, including air conditioning
- Desirable Location
- Excellent Transport Links

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1994. 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

# £300,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/STM110400](https://www.barnardmarcus.co.uk/Property/STM110400)



Property Ref:  
STM110400 - 0005

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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