



**Hawthorn House Abbotswood Road, London SW16 1AJ**

**welcome to**

## **Hawthorn House Abbotswood Road, London**

Abbotswood Road is considered one of the most desirable roads to reside in SW16 and Abbotswood place which sits immediately opposite the highly popular Streatham High School, with other exceptional education options in the surrounding area.

Quality is at the heart of everything Earlswood Homes stands for and the interiors have been completed using Porcelanosa Tiling, Wood flooring, Kreider designer kitchens and high end brand appliances, such as Siemens. Fitted bedroom furniture, underfloor heating and unusual lighting design, gives each owner to enjoy a modern lifestyle and impress guests with impressionable presentation. With state of the art heating systems, these homes also offer energy efficient, low usage systems which are kind to the environment and lower cost to run.

Safety and security has not been overlooked. Peep hole doors, window restrictors and lighting ensure that when home or whilst away, your property is secure.

Each property is offered with either terrances, patios or gardens providing outdoor entertainment as easy as inside. One even has a view of the Shard on a clear day! Landscaping and privacy make the outdoor living spaces practical and impressionable.

Whether first time buyers, working professionals communiting to London or families looking for a wonderful new home where children can thrive in their education and home environments, these properties are where high end lifestyle living and practicality, come together.





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## **Hawthorn House Abbotswood Road, London**

- Two Sensational Houses and Eleven Luxury Apartments
- Prestigious Location
- Fantastic Transport Links via Rail & Tube
- Nestled On The Edge Of Tooting Bec Common
- Landscaped Gardens

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

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.

# £580,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STM110497 - 0002

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.

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**020 8769 9393**



[Streatham@barnardmarcus.co.uk](mailto:Streatham@barnardmarcus.co.uk)



120 Mitcham Lane, Streatham, LONDON, SW16 6NS



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**