



barnard marcus

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

welcome to

## Hollybrook House Abbotswood Road, London

An exceptional newly built five bedroom, four bathroom family home thoughtfully designed to offer generous living space and refined modern luxury. Hollybrook House boasts elegant interiors finished to a high specification throughout, seamlessly blending contemporary design with the upmost comfort. Expansive living and entertaining areas open onto a private landscaped garden. Three of the bedrooms benefit from their own beautifully appointed ensuite. This outstanding home represents a rare opportunity to enjoy luxury living in a brand-new, impeccably crafted residence.

Quality is at the heart of everything Earlswood Homes stands for and the interior has been completed using Porcelanosa Tiling, Wood flooring, Kreider designer kitchen and high end brand appliances. Fitted principal bedroom wardrobes, underfloor heating and unusual lighting design, gives each owner a chance 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.

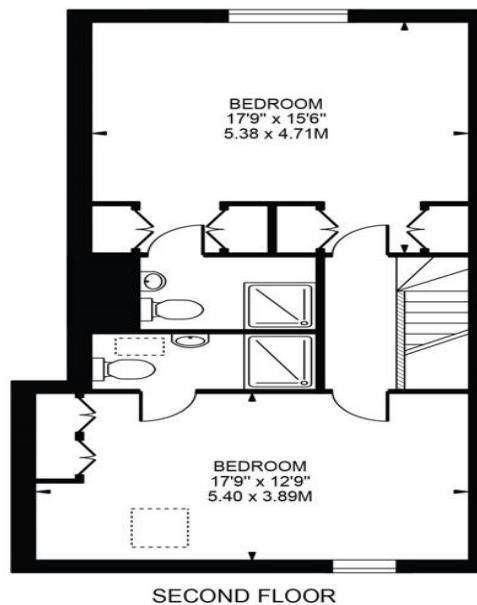
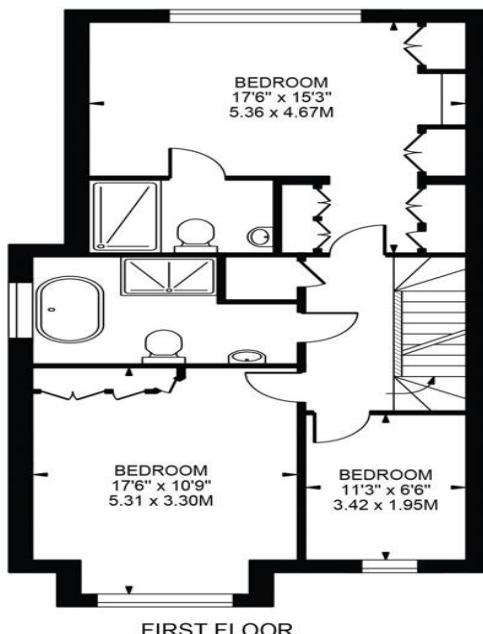
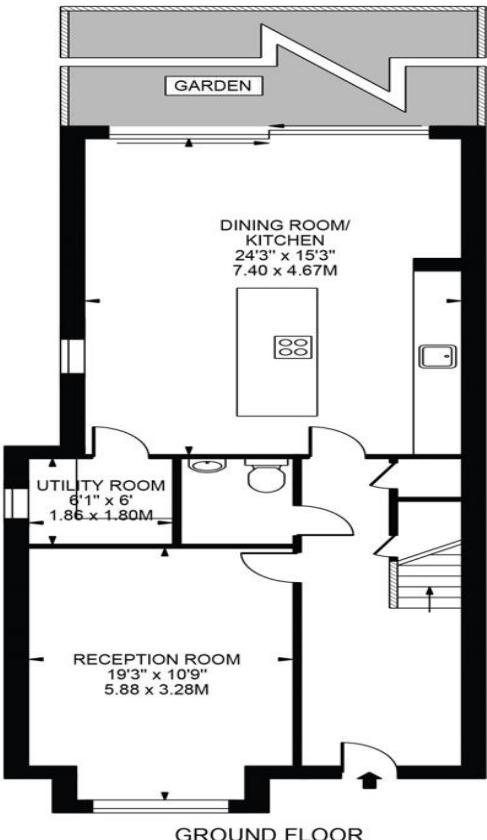
Whether you're a first time buyer, downsizer, working professional commuting to London or a family looking for a wonderful new home where children can thrive in their education and home environments, these properties are where high end lifestyle living and practicality come together.

Situated opposite the highly popular Streatham High School and with other exceptional education options in the surrounding area, Hollybrook House offers a superb family residence combining space, elegance and modern luxury.



# ABBOTSWOOD PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2180 SQ FT - 202.49 SQ M



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.

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- Private Garden
- Parking Permit
- Handleless German Kitchen With Soft Closing Cabinetry
- Luxurious Quartz worktop and Splashbacks
- Two-Year Customer Care Service Warranty & 10 Year CML Compliant Building Warranty

Tenure: Freehold EPC Rating: Exempt

# £1,950,000



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Property Ref:  
STM110544 - 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.

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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