



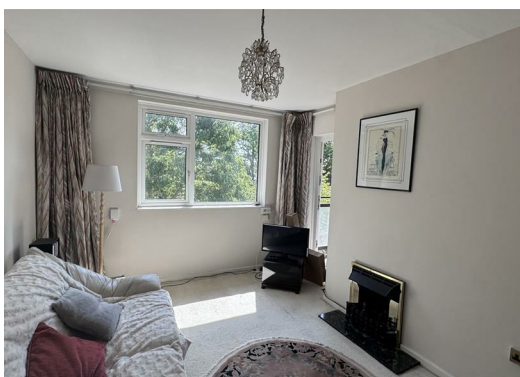
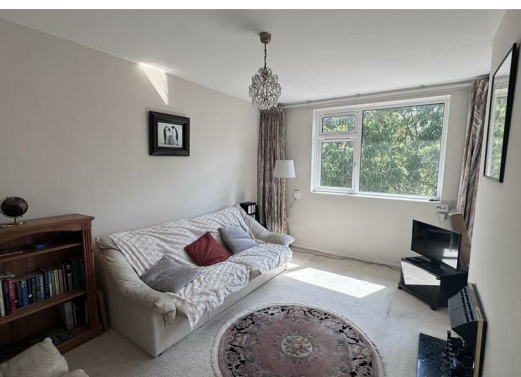
30 Scrutton Close, London, SW12 0AW

Offers in excess of £350,000

A spacious two-bedroom apartment offering approximately 771 sq ft (71.69 sq m) of well-proportioned accommodation in a convenient South London location. The property features a generous lounge, separate fitted kitchen, two good-sized double bedrooms, bathroom and the added benefit of a private balcony.

The accommodation is arranged around a central hallway with useful built-in storage, providing a practical layout ideal for first-time buyers, professionals or investors.

Scrutton Close is well positioned for the amenities of Balham, with a wide selection of shops, cafés, restaurants and bars nearby, together with excellent rail, Underground and bus connections across London.



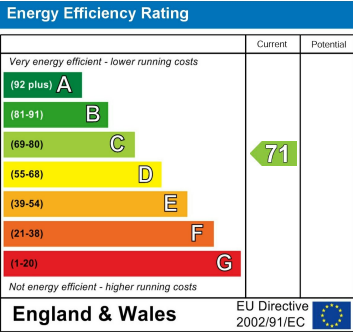
Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

996 years remaining on the lease
Ground rent: £0
Maintenance charge: £149 per month

This information is provided by the vendor and should be verified during the conveyancing process.



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