Eardley Road,London SW16 6DA

welcome to

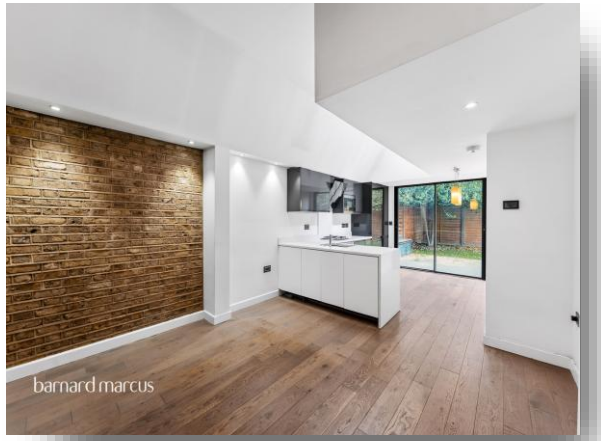
Eardley Road, London

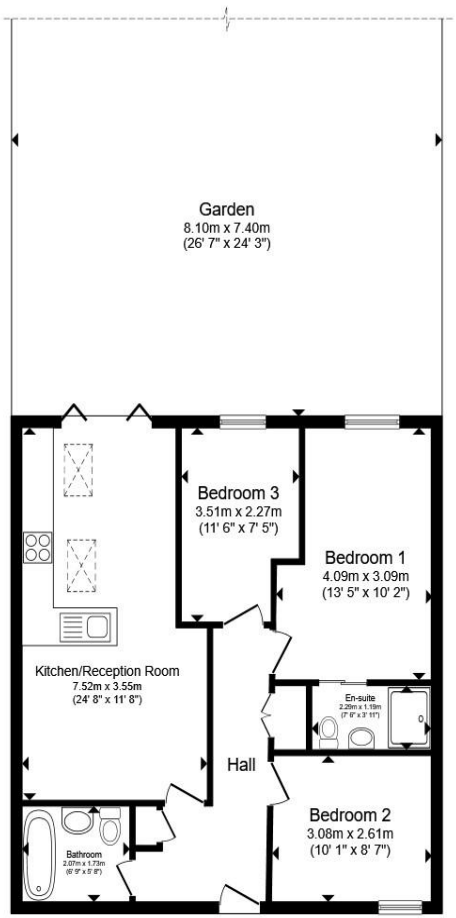
Offering generous living accommodation throughout, this charming home features a spacious kitchen/diner ideal for both everyday living and entertaining, a bright reception space, three well-proportioned bedrooms, a contemporary family bathroom and an additional ensuite shower room.

To the rear, the property benefits from a private garden providing excellent outdoor space, perfect for relaxing or hosting during the warmer months.

Eardley Road is conveniently located for the excellent transport links of both Streatham Common Station and nearby Tooting Bec Underground Station, offering swift access into Central London. The wide open green spaces of Tooting Bec Common and Streatham Common are also within easy reach, alongside a wide range of local cafés, bars, restaurants and shopping amenities found along Streatham High Road and in Furzedown.

Further benefits include no onward chain complications, making this an ideal purchase for first-time buyers, families and investors alike.





Ground Floor

Total floor area 66.3 m² (714 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

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welcome to

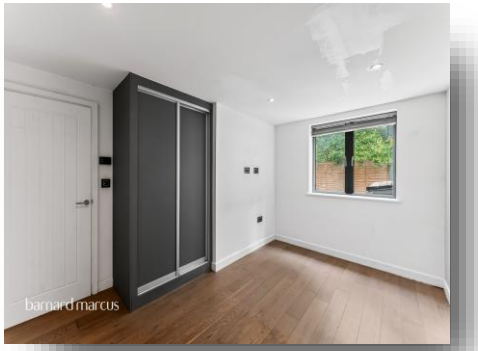
Eardley Road, London

- Three Bedroom Ground Floor Flat
- Private Rear Garden
- Spacious Kitchen/Diner
- Family Bathroom & Ensuite Shower Room
- Excellent Access to Streatham Common Station & Tooting Bec Tube

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 450.00
Ground Rent: 950.00

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.

£600,000



Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
STM107267 - 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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