



Holderness Road, London SW17 7RG

Welcome to **Holderness Road, London**

This generous two double-bedroom ground-floor Victorian flat with private rear garden, on Holderness Road. Comprising of a large Bay fronted lounge, double bedroom with French doors which access the garden, fitted kitchen also accessing the garden, family bathroom and second double bedroom. The garden itself is West facing, mostly laid to lawn and surrounded by high walls/fences allowing a level of privacy. The layout to this property is ideal for sharers. An additional benefit to this property is the spacious cellar beneath, ideal for additional storage space. This property has been well maintained and is neutrally decorated throughout providing a blank canvass for a new purchaser to come in and put their own stamp on the place. There is also an opportunity to extend STPP to the rear. The property management will be conducted by the building owner and there will be no onward chain and no service charge. Early viewings advised to avoid disappointment.

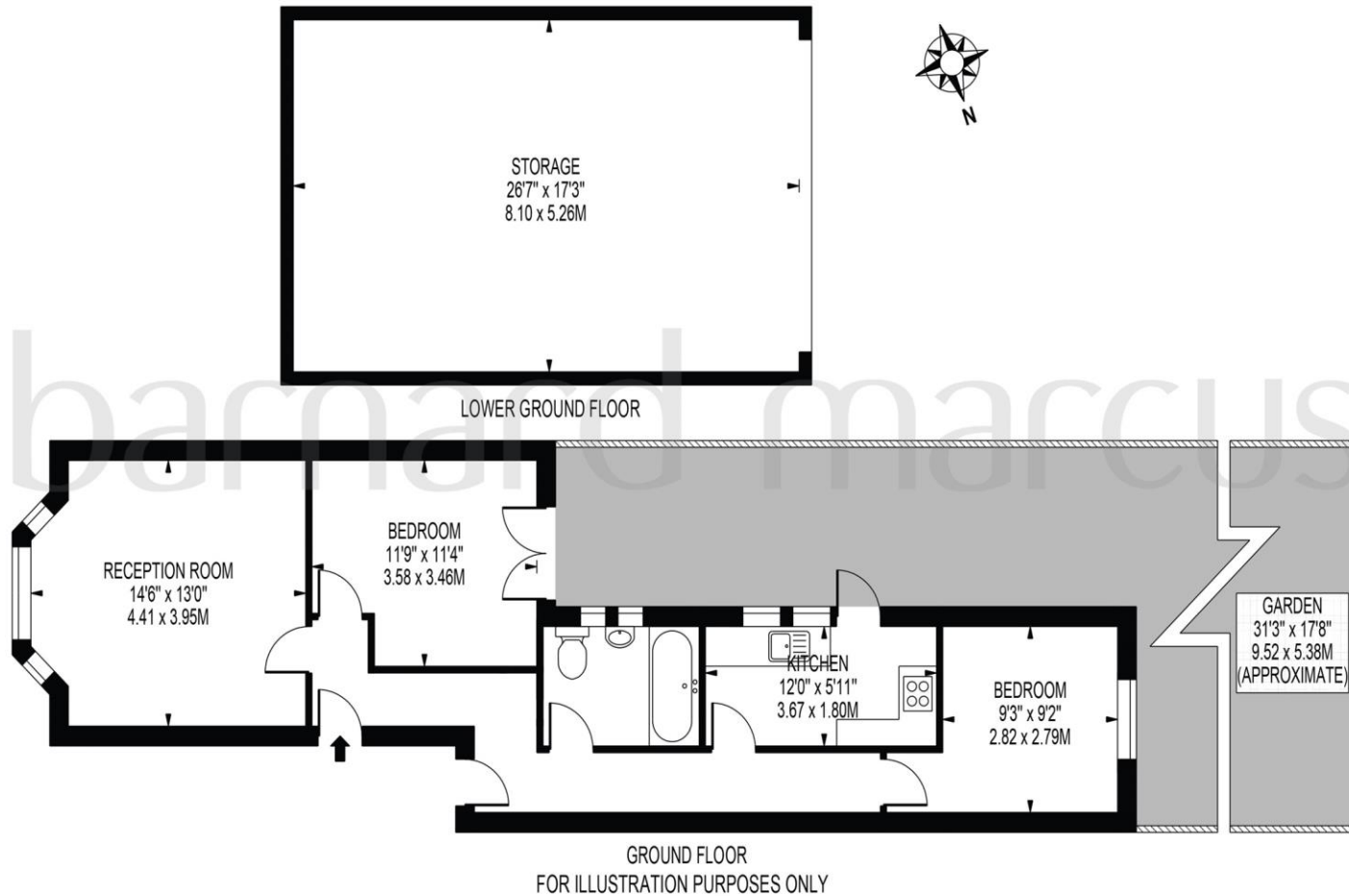


HOLDERNESSE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 631 SQ FT - 58.66 SQ M

(EXCLUDING STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 459 SQ FT - 42.61 SQ M



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.

Welcome to

Holderness Road, London

- Close to Transport Links
- 999-year lease
- No Management Company
- Join Freeholders.
- No chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: C 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.

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108952



Property Ref:
TTG108952 - 0008

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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