

Fallsbrook Road,London SW16 6DY

barnard marcus

welcome to

Fallsbrook Road, London

We are proud to present this beautiful one bedroom flat offered in excellent decorative order and comprises of a bright and airy open plan living area with a balcony, one good sized bedroom, a modern 3 piece bathroom and ample storage.

The flat blends contemporary design with comfort and convenience making this home perfect for young professionals or couples.

The property greatly benefits from a large communal roof terrace with amazing views and has the advantage of no onward chain!

Fallsbrook Road is well placed for the nearby pavement cafes and shops of Moyser Road; Streatham Common station is just 0.5m from the property giving fast direct access to Victoria, and there are numerous bus routes from the end of the road giving easy access to both Tooting (for the Tube) and Streatham, making commuting effortless.

internal viewing highly recommended!

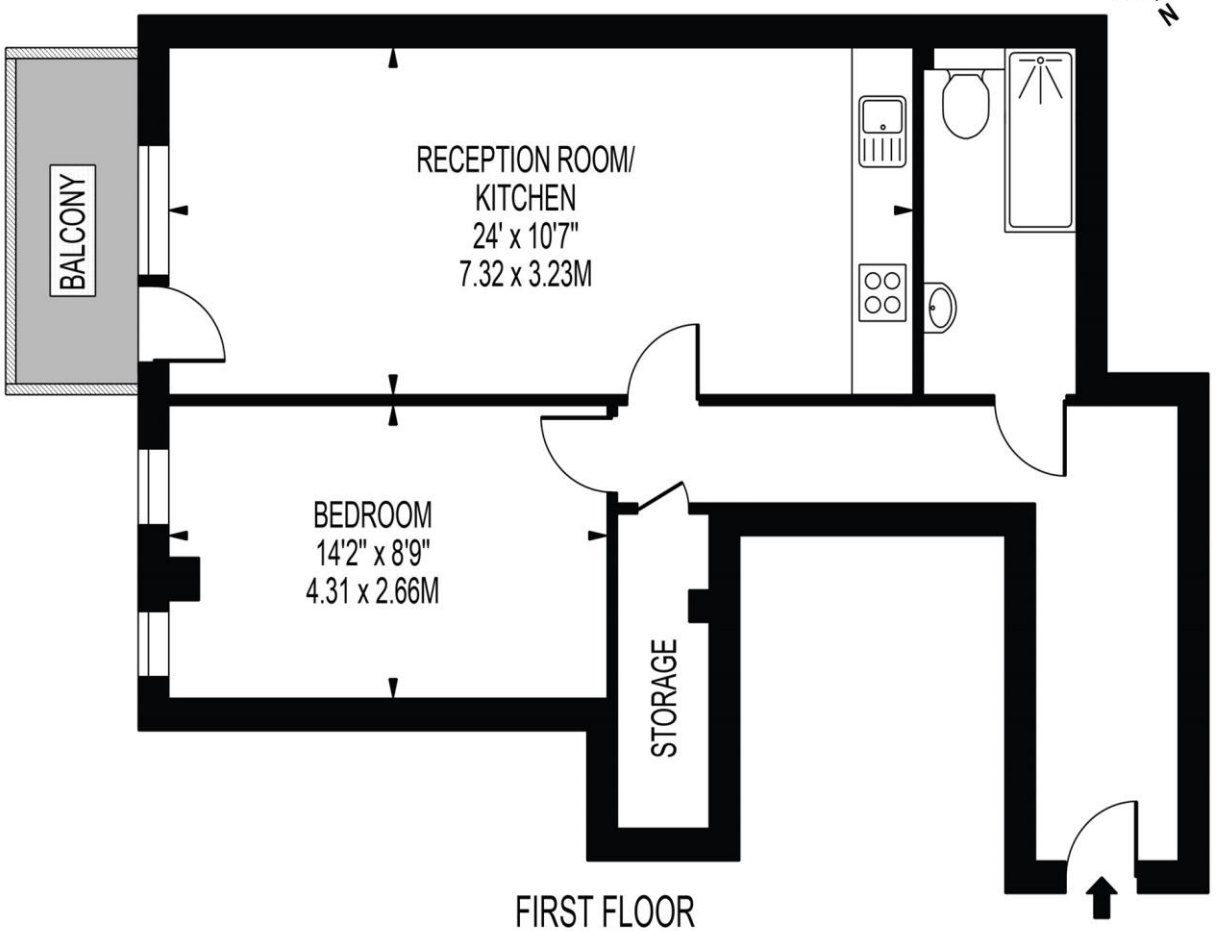






FALLSBROOK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **576 SQ FT - 53.52 SQ M**



FIRST FLOOR

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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Fallsbrook Road, London

- One Bedroom Flat
- Roof Terrace
- Chain free
- Balcony Access
- Ample Storage

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1800.00
Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

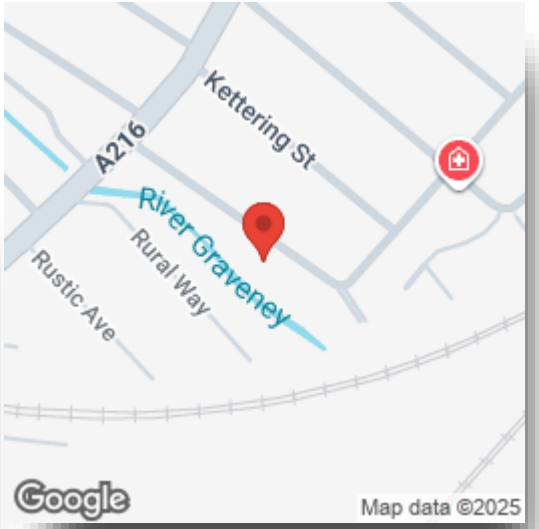
offers over

£325,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110218

The Property Ombudsman

Property Ref:
STM110218 - 0004

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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