



**Eardley Road, London SW16 6BL**

**welcome to**  
**Eardley Road, London**

This beautifully presented first-floor conversion flat on Eardley Road, offers the perfect blend of contemporary design and period character. With stylish interiors, spacious rooms, and a convenient location close to excellent transport links and local amenities, this property is ideal for professional sharers, couples, or a small family seeking a comfortable and well-connected home.

The property features a contemporary fitted kitchen, white goods provided, and an exposed brick feature wall, creating a warm and inviting space with a modern edge. The bright and well-proportioned living room boasts a feature fireplace and matching exposed brick detailing, providing a perfect setting for relaxation or entertaining. There is a generous double bedroom and a good-sized single bedroom, ideal for use as a guest room, home office, or nursery. The modern three-piece family bathroom includes a shower over the tub and sleek finishes throughout. Additional benefits include gas central heating and double glazing, ensuring comfort year-round.

Perfectly positioned for easy access to both Streatham Common Station (Southern Rail services to London Bridge and Victoria) and Tooting Bec Underground Station (Northern Line), this property offers excellent transport connections across London. Multiple bus routes along Eardley Road also provide direct links to Balham, Brixton, and Clapham.

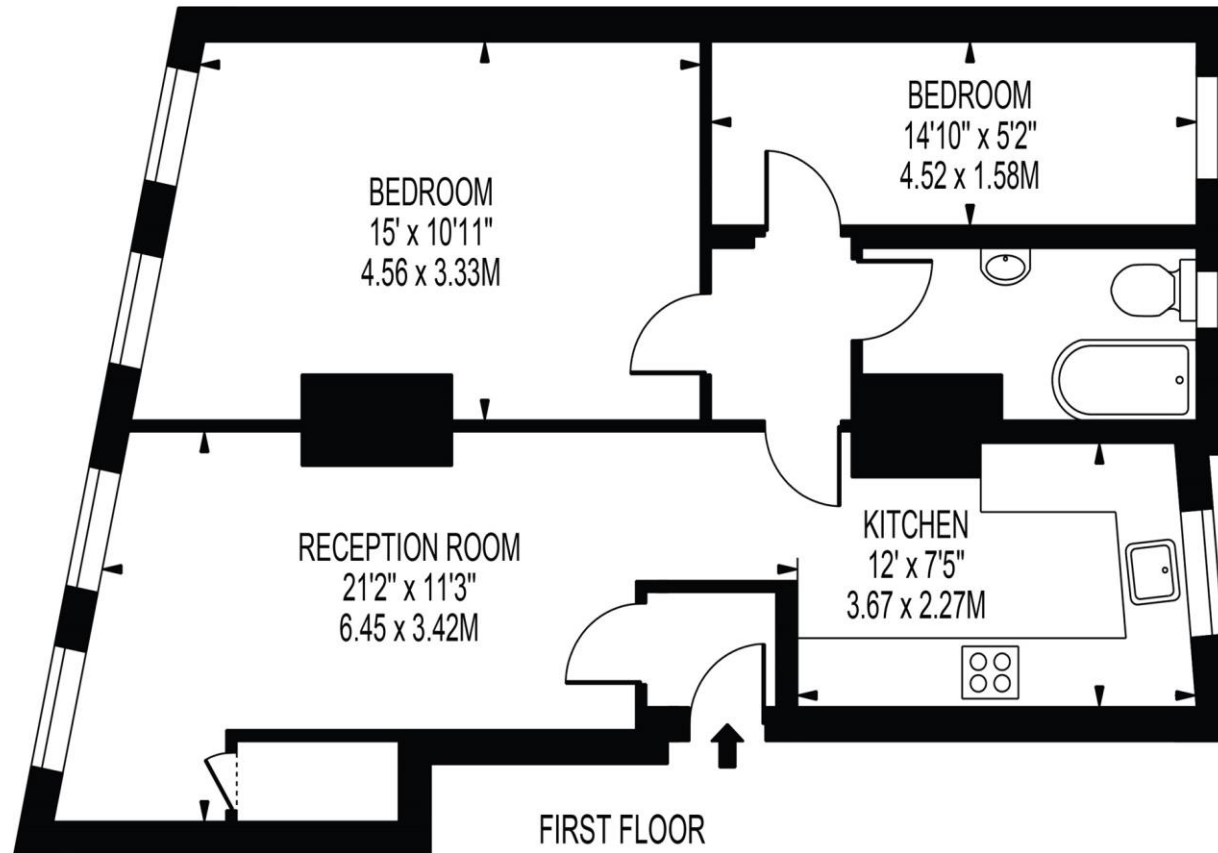


## EARDLEY ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 647 SQ FT - 60.09 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 11 SQ FT - 1.05 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.

### Additional Description:

The property sits within easy reach of Tooting Bec Common, one of South London's most popular green spaces, perfect for weekend walks, picnics, and outdoor exercise. A short distance away, Streatham Common and its stunning Rookery Gardens offer further open space to enjoy. Local favourites such as The Furzedown Pub, Cut the Mustard Café, and The Naked Loaf are just moments away, while Tooting High Street and Streatham High Road offer a vibrant mix of restaurants, shops, and bars including Franco Manca, The Little Taperia, and The Mere Scribbler.

Families will appreciate the proximity to reputable schools including Graveney School, Penwortham Primary, and Furzedown Primary, making this a highly desirable location for households of all sizes.

welcome to

## Eardley Road, London

- Two Bedroom Apartment
- Period Conversion
- Chain Free
- Wandsworth Borough
- Near Local Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: B 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.

# £380,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STM110233 - 0003

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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