



barnard marcus

**Eardley Road, London SW16 6DA**



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

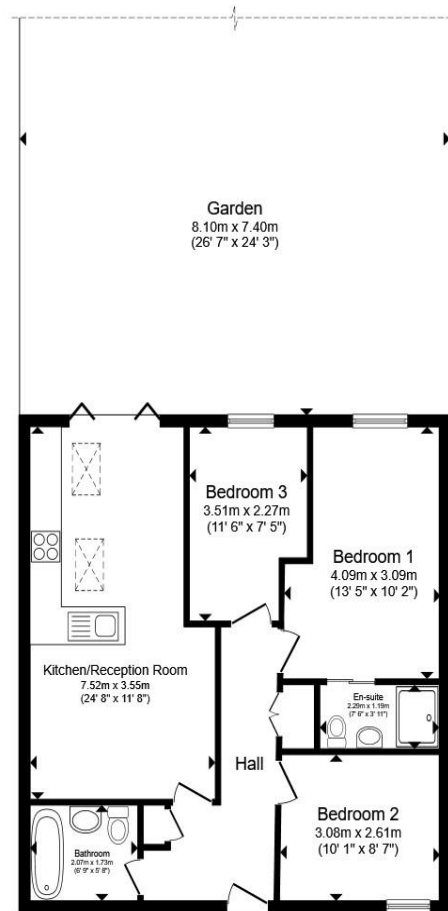
Offering generous living accommodation throughout, this charming home features a spacious kitchen/diner ideal for both everyday living and entertaining, a bright reception space, three well-proportioned bedrooms, a contemporary family bathroom and an additional ensuite shower room.

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 m<sup>2</sup> (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](http://www.propertybox.io)

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.

# £575,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/STM107267](https://barnardmarcus.co.uk/Property/STM107267)



Property Ref:  
STM107267 - 0003

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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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**020 8769 9393**



[Streatham@barnardmarcus.co.uk](mailto:Streatham@barnardmarcus.co.uk)



120 Mitcham Lane, Streatham, London, SW16 6NS



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)