



barnard marcus

Fielding House Cairns Avenue, London SW16 5ER



welcome to

Fielding House Cairns Avenue, London

A well-proportioned two double bedroom apartment extending to approximately 76.8 sq. m (827 sq. ft), offering bright and practical accommodation ideal for first-time buyers, professional couples or investors alike.

The property is presented in good to fair condition throughout and comprises a generous reception room with ample space for both living and dining, a fitted kitchen, two well-sized double bedrooms, a modern family bathroom and an en-suite shower room to the principal bedroom.

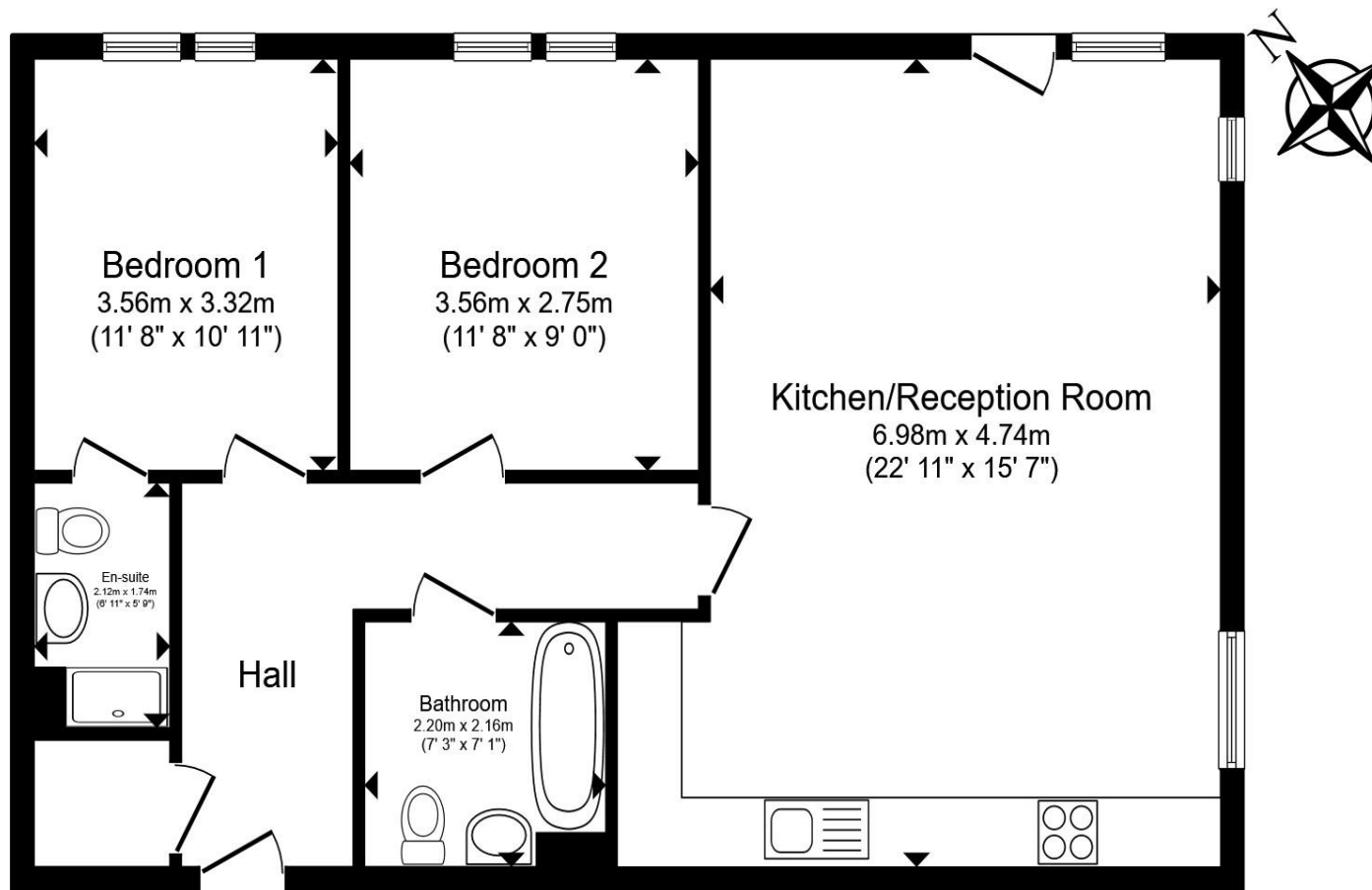
The apartment benefits from a spacious layout rarely found in comparable properties locally, with excellent storage potential and well-balanced living accommodation throughout.

Situated within easy reach of the wide range of amenities available in Streatham, the property is conveniently positioned for local shops, cafés, restaurants and supermarkets, while nearby transport links provide straightforward access into Central London and surrounding areas.

Streatham Common and the surrounding green spaces are also within close proximity, making this an attractive option for buyers seeking both convenience and lifestyle appeal.

Considerable interest anticipated.





Ground Floor

Total floor area 76.8 m² (827 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

welcome to

Fielding House Cairns Avenue, London

- Two Double Bedroom Apartment
- Approx. 76.8 sq. m / 827 sq. ft
- En-Suite to Principal Bedroom
- Separate Family Bathroom
- Spacious Reception Room

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3900.00

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 in excess of

£325,000



view this property online barnardmarcus.co.uk/Property/STM110645



Property Ref:
STM110645 - 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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Please note the marker reflects the postcode not the actual property