



barnard marcus

Oldfield House West Drive, London SW16 1RT

welcome to

Oldfield House West Drive, London

This well-presented third-floor apartment offers 713 sq. ft. of bright and versatile living space. The accommodation comprises two generously sized double bedrooms, excellent storage throughout, double-glazed windows, and gas central heating, making it both comfortable and practical.

Externally, the property benefits from secure gated private parking, a locked bike store, and access to attractive residents' gardens.

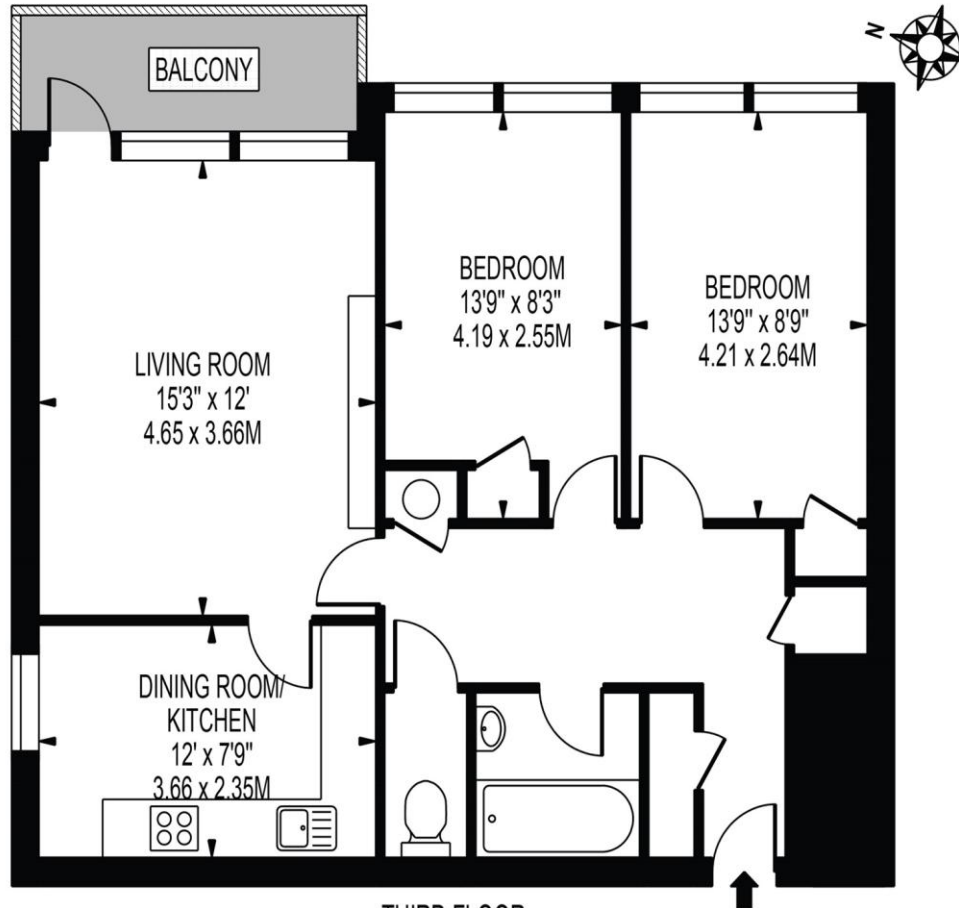
The location is exceptional, with Tooting Bec Common directly opposite, providing open green space, tennis courts, a children's play area, and the renowned Tooting Bec Lido - all within a short walk. Moyser Road, with its array of independent cafés and shops, is just a 10-minute stroll away, while the nearby centres of Tooting, Balham, and Streatham offer a wide range of additional amenities.

Transport connections are excellent, with the Northern Line available at Tooting Bec, Thameslink and Southern services at Streatham, and a variety of local bus routes providing convenient links across London.



OLDFIELD HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 713 SQ FT - 66.28 SQ M



THIRD 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.

Agents Notes:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Oldfield House West Drive, London

- Two Double Bedroom
- Private Parking
- Near Local Amenities
- Good Transport Links
- Wandsworth

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1507.00

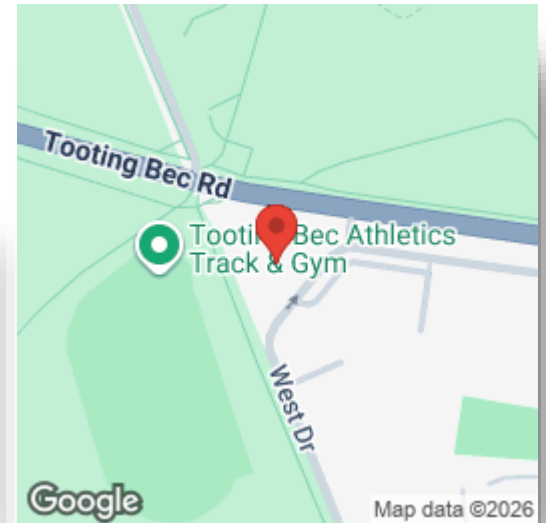
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 May 1987.

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

£330,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110345



Property Ref:
STM110345 - 0009

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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