



Shenstone House Aldrington Road, London SW16 1TL

welcome to

Shenstone House Aldrington Road, London

A Beautifully presented ground floor one bedroom purpose built flat offer to the market in the ever popular Furzedown Area of Streatham.

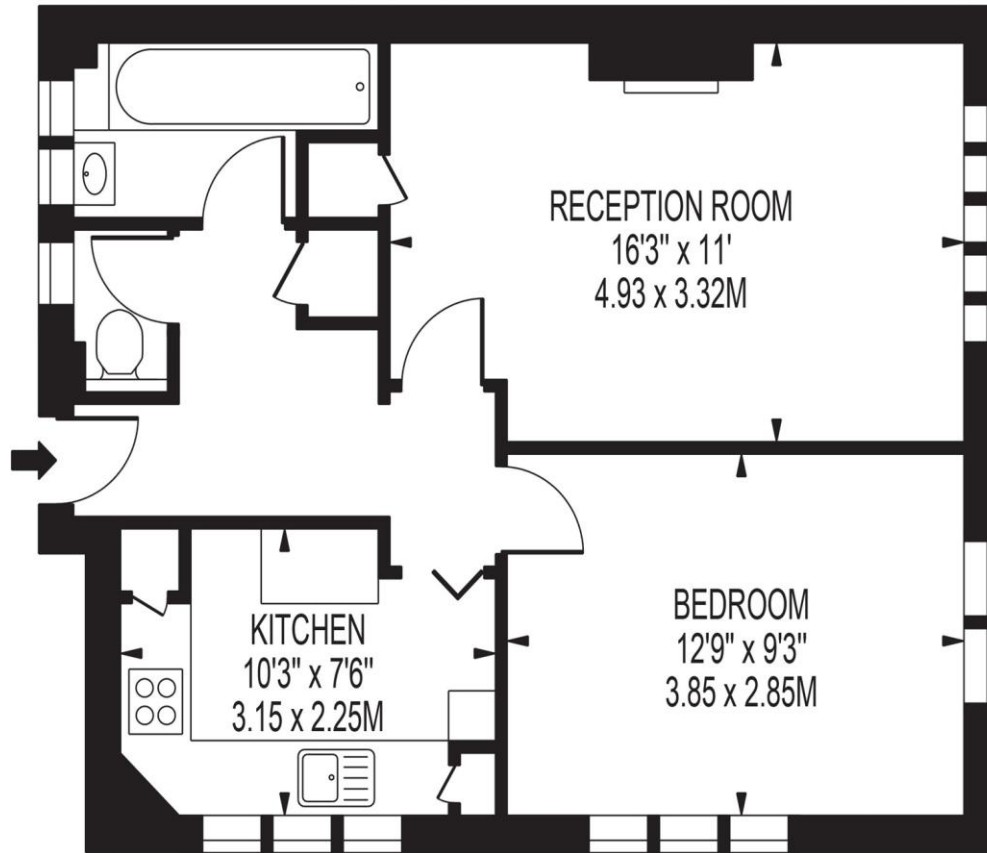
The property comprises a bright and airy main reception room, fully fitted separate kitchen, well presented double bedroom and a family bathroom, making this lovely flat a perfect fit for a First Time Buyer, young couple or a buy to let investor alike.

This flat is situated immediately off Mitcham Lane (A216) and Tooting Bec Road (A214) which provide direct access to major road networks. The area benefits from excellent public transport, being located within 0.6 mile of Streatham and Streatham Common railway station and 1.2 mile from Tooting Bec underground station (Northern Line) with many bus routes serving the immediate area.



SHENSTONE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 495 SQ FT - 45.95 SQ M



GROUND 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.

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Shenstone House Aldrington Road, London

- One Bedroom
- Ground Floor purpose built flat
- Beautifully presented
- In the popular Furzedown Area
- Close to shops and amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1329.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 215 years from 23 Aug 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



view this property online barnardmarcus.co.uk/Property/STM110584



Property Ref:
STM110584 - 0006

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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Please note the marker reflects the
postcode not the actual property