



Woodmansterne Road, London SW16 5TR

welcome to

Woodmansterne Road, London

Property consists of two double bedrooms, a newly fitted kitchen and a large bright and airy living area.

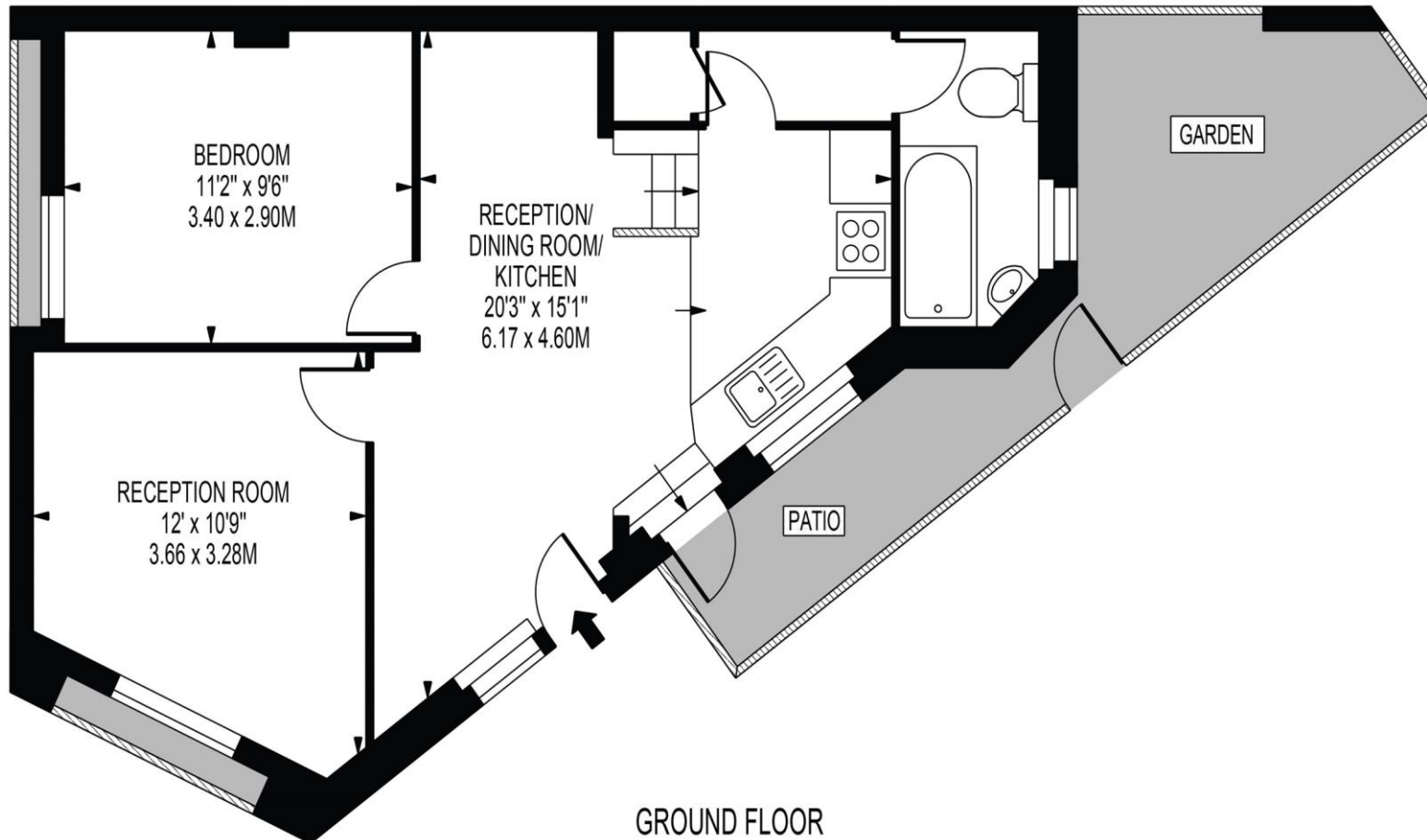
An ideal choice for first-time buyers or home movers seeking more space, this property sits on the cusp of Streatham Vale and Norbury. With Norbury Station & Streatham Common Station just a walk away, enjoy direct access to Central London via Clapham Junction, London Bridge, and London Victoria. Woodmansterne and Granton schools are conveniently close, as are the enticing shops, bars, and restaurants of Streatham Vale. This residence combines sophisticated living with unparalleled convenience.

There is a further investment opportunity as next door (270) is also on the market.



WOODMANSTERNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 519 SQ FT - 48.22 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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Woodmansterne Road, London

- Two Bedroom
- Private Garden
- Near Local Amenities
- Potential To Extend (STPP)
- Freehold

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£350,000



view this property online barnardmarcus.co.uk/Property/STM110620



Property Ref:
STM110620 - 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.

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Please note the marker reflects the
postcode not the actual property