



Eardley Road, London SW16 6DA

welcome to **Eardley Road, London**

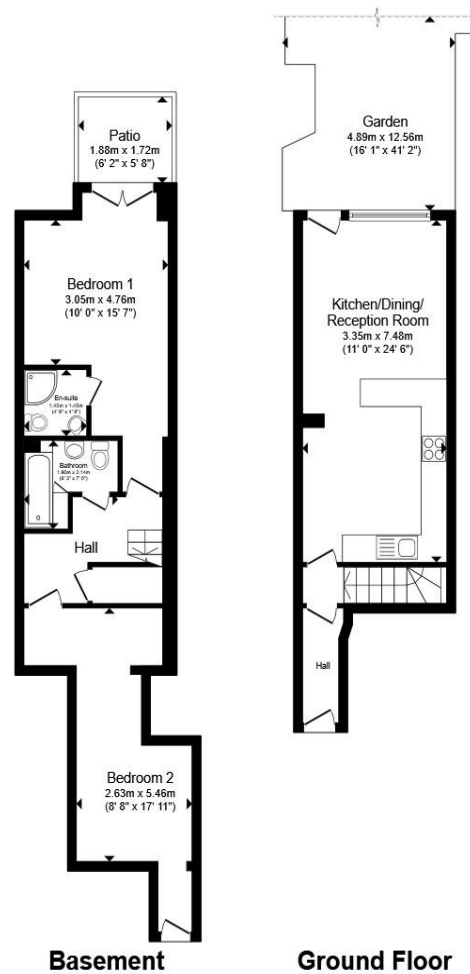
The property boasts well-balanced accommodation arranged over two levels, featuring a bright and airy reception space, a well-appointed kitchen/diner perfect for entertaining, Two well-proportioned bedrooms and modern bathroom facilities. The direct access to the good-sized rear garden provides excellent outdoor space rarely found with flats in the area.

Eardley Road is perfectly positioned for access to the wide range of local amenities found along Streatham High Road and Moyser Road, including independent cafés, restaurants, bars and everyday shopping facilities. Residents are also within easy reach of the green open spaces of Streatham Common and Tooting Bec Common, ideal for outdoor leisure and recreation.

Transport links are excellent, with Streatham Common Station providing swift services into London Victoria and London Bridge, while nearby Tooting Bec Underground Station (Northern Line) offers convenient access into the City and West End. Numerous bus routes also serve the surrounding area, connecting to Brixton, Balham, Clapham and beyond.

This fantastic property combines space, location and lifestyle in one of South West London's most sought-after residential pockets.





Agents Note:

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.

Total floor area 75.6 m² (814 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

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- Spacious split-level two-bedroom flat
- Direct access to a generous private rear garden
- Bright and well-proportioned living accommodation throughout
- Ideally located for Streatham Common & Tooting Bec Common

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 190 years from 29 Sep 2011. 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

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110661



Property Ref:
STM110661 - 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.



barnard marcus



020 8769 9393



Streatham@barnardmarcus.co.uk



120 Mitcham Lane, Streatham, London, SW16 6NS



barnardmarcus.co.uk