



barnardmarcus

Eardley Road, London SW16 6BB

welcome to

Eardley Road, London

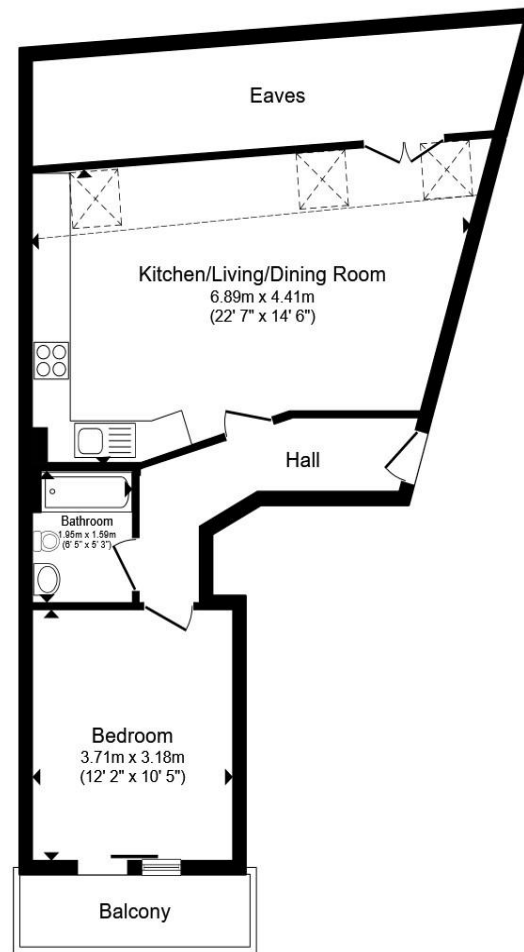
A beautifully presented and exceptionally bright one-bedroom top-floor apartment, situated within an attractive purpose-built development on the highly sought-after Eardley Road. Offering well-proportioned accommodation throughout, this charming home benefits from an abundance of natural light and a practical, contemporary layout.

Occupying the top floor, the property features a generous double bedroom with direct access to a private balcony, providing an ideal space for relaxing or enjoying outdoor seating. The spacious open-plan reception room and kitchen create a welcoming and versatile living environment, perfect for both everyday living and entertaining. The kitchen is well-equipped with ample storage and worktop space, while a modern bathroom completes the accommodation. Large windows throughout, combined with the apartment's elevated position, ensure a wonderfully bright and airy feel.

The property represents an excellent opportunity for first-time buyers, professionals, or investors alike, offering an appealing blend of comfort, practicality, and location.

Ideally positioned just moments from Streatham Common Station, the apartment benefits from excellent transport connections, with direct services to Clapham Junction, Balham, London Victoria, and London Bridge. Nearby Streatham Station also provides Thameslink services to London St Pancras, Farringdon, and beyond.





Additional Description:

Residents can enjoy the extensive range of shops, cafés, restaurants, and local amenities along Streatham High Road and Mitcham Lane, while the expansive green open spaces of Streatham Common and Tooting Common are both within easy reach.

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 49.7 m² (535 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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- One Double Bedroom Apartment
- Bright open-plan kitchen/living space
- Flooded with natural light throughout
- Near Local Amenities
- Stone throw away from Streatham Common Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2755.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2009. 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

£315,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110708



Property Ref:
STM110708 - 0004

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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