



barnard marcus

Eardley Road, London SW16 5TF

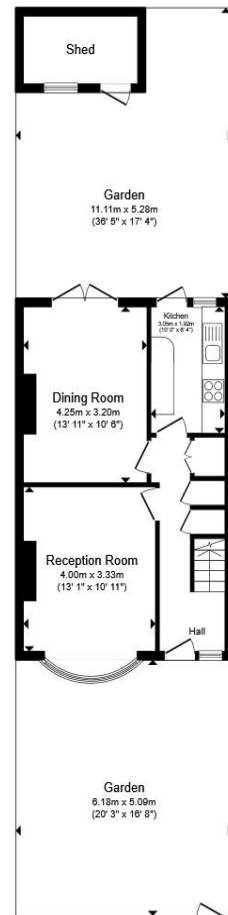
welcome to **Eardley Road, London**

We are proud to present this attractive three-bedroom terraced house which combines comfort, convenience and excellent future potential. Offering approximately 949 sq ft of well-proportioned accommodation, this chain-free property presents a fantastic opportunity for purchasers seeking a home they can enjoy immediately while also tailoring to their own tastes over time.

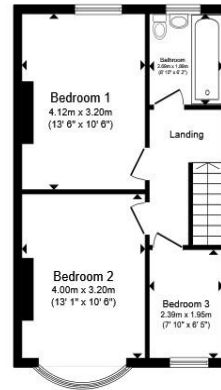
Upon entering, a welcoming hallway leads to the principal living areas. The ground floor comprises a bright reception room and a well-appointed kitchen, while the first floor offers three bedrooms and a family bathroom. Presented in good decorative order throughout, the property also provides significant scope for extension, subject to the necessary planning consents, making it an ideal choice for growing families and those looking to add value.

The location is particularly appealing for families, with several well-regarded schools situated within a 0.4-mile radius. Streatham's vibrant high street is within easy reach and offers an excellent selection of independent shops, cafés, restaurants, supermarkets and leisure facilities. In addition, excellent bus routes and rail connections provide convenient access to Tooting, Brixton and Central London.





Ground Floor



First Floor



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 108.2 m² (1,165 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

welcome to

Eardley Road, London

- Three Bedrooms
- Freehold
- Near Local Amenities
- Stone Throw away from Streatham common station & Bus routes in to Tooting and Brixton
- Potential to extend STPP

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110713



Property Ref:
STM110713 - 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.



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