



barnard marcus

Eardley Road, London SW16 6BB

welcome to **Eardley Road, London**

Beautifully Presented Two-Bedroom, One-Bathroom flat in Prime Streatham Location.

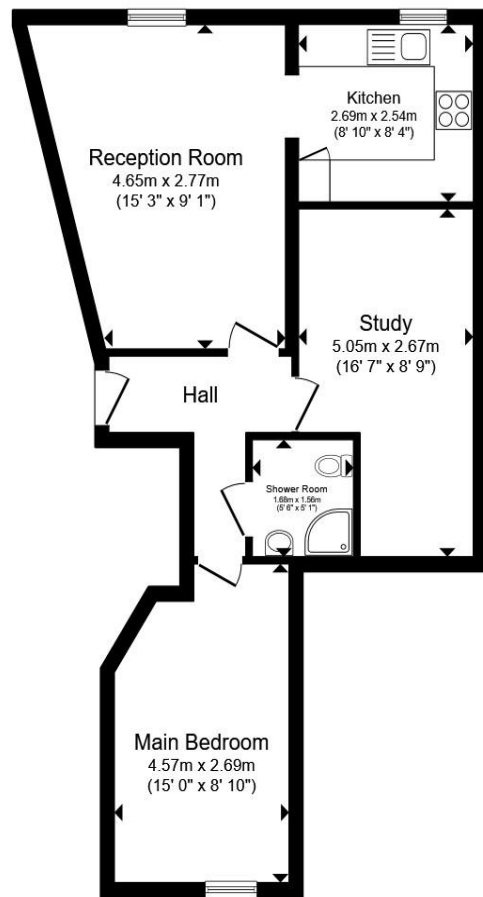
Situated on the sought-after Eardley Road, SW16, this immaculately presented two-bedroom flat offers approximately 592 sq ft of bright and well-proportioned living space. Ideally located just moments from Streatham Common Station, the property provides swift and convenient access to central London, making it an excellent choice for professionals, couples, or small families.

The spacious reception area is flooded with natural light, further incorporating a contemporary kitchen complete with integrated appliances-ideal for both everyday living and entertaining. Both bedrooms are generously sized, this property further benefits with a modern family bathroom.

Positioned in the heart of Streatham, residents will enjoy close proximity to the area's vibrant high street, with its diverse selection of shops, cafés, and restaurants, as well as the green open spaces of Streatham Common.

Combining stylish modern living with excellent connectivity and local amenities, this exceptional flat is not to be missed.





Lower Ground 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 55.0 m² (592 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

- Two double bedroom
- Near local amenities
- Stone throw away from Streatham Common station
- Modern fittings
- Long lease

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2755.76

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

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110709



Property Ref:
STM110709 - 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.



barnard marcus



020 8769 9393



Streatham@barnardmarcus.co.uk



120 Mitcham Lane, Streatham, London, SW16
6NS



barnardmarcus.co.uk