



Polworth Road, London SW16 2ET

welcome to
Polworth Road, London

Situated on the top floor of a well-maintained development, this beautifully presented two double bedroom apartment offers stylish interiors, excellent natural light and practical living space throughout.

The heart of the home is the bright and spacious open-plan kitchen and reception room, creating an ideal space for both everyday living and entertaining. The contemporary kitchen is thoughtfully arranged and flows seamlessly into the living area, enhancing the sense of space and light.

The property comprises two well-proportioned double bedrooms, each offering comfortable accommodation and versatility for guests, home working or growing families. A modern and stylish bathroom is finished to a high standard, providing a fresh and inviting space.

Further benefits include ample eaves storage, maximising practicality without compromising living space, and an allocated parking space for added convenience.

Offering a wonderful combination of character, comfort and functionality, this attractive apartment presents an excellent opportunity to acquire a bright and well-appointed home in a sought-after residential location.

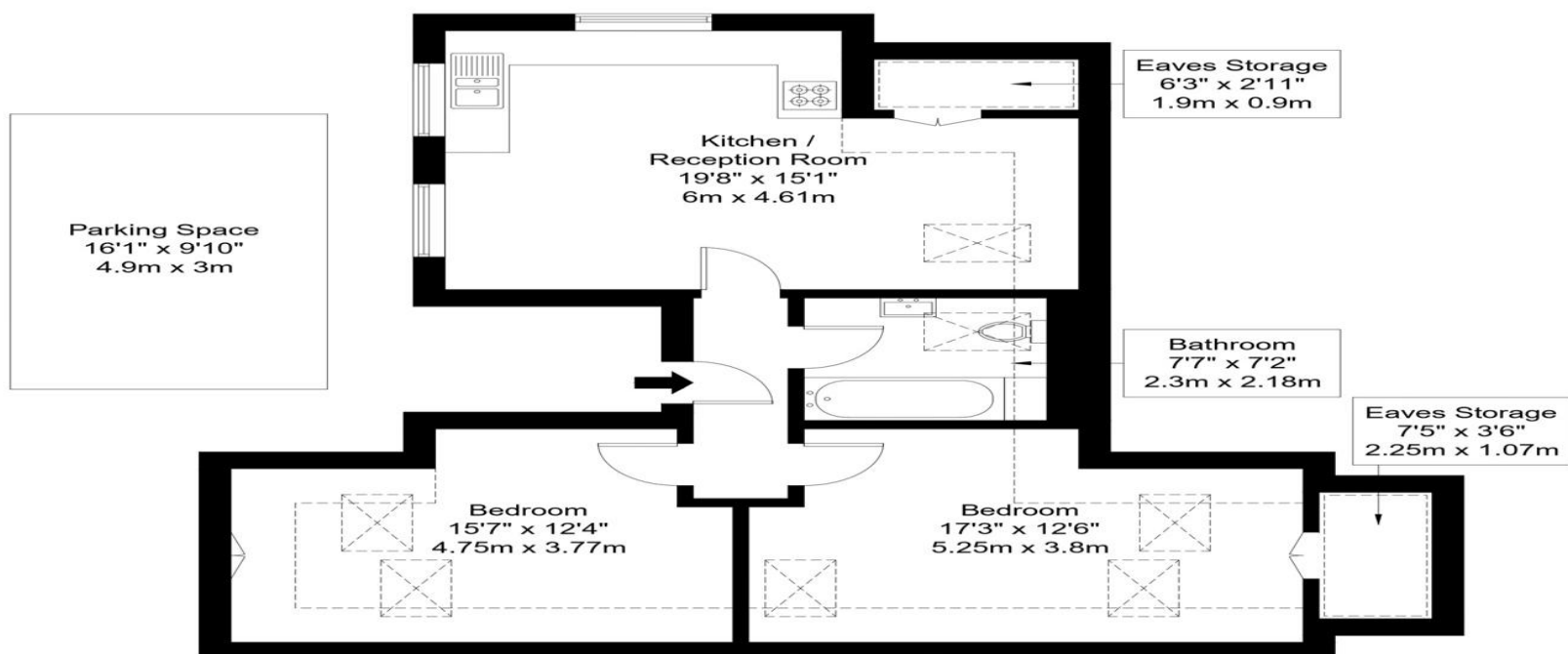


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Approx Gross Internal Area = 53.9 sq m / 580 sq ft
 Restricted head height / Eaves Storage = 19.8 sq m / 213 sq ft
 Total = 73.7 sq m / 793 sq ft



 = Reduced headroom below 1.5m / 5'0"



Second Floor

Ref :

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**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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.

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- Beautiful top floor apartment
- Two generous double bedrooms
- Bright and spacious open-plan kitchen/reception room
- Stylish modern bathroom
- Natural light throughout

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2600.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£390,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110719



Property Ref:
STM110719 - 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.

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