



Cavendish Road, London SW19 2FL

Welcome to **Cavendish Road, London**

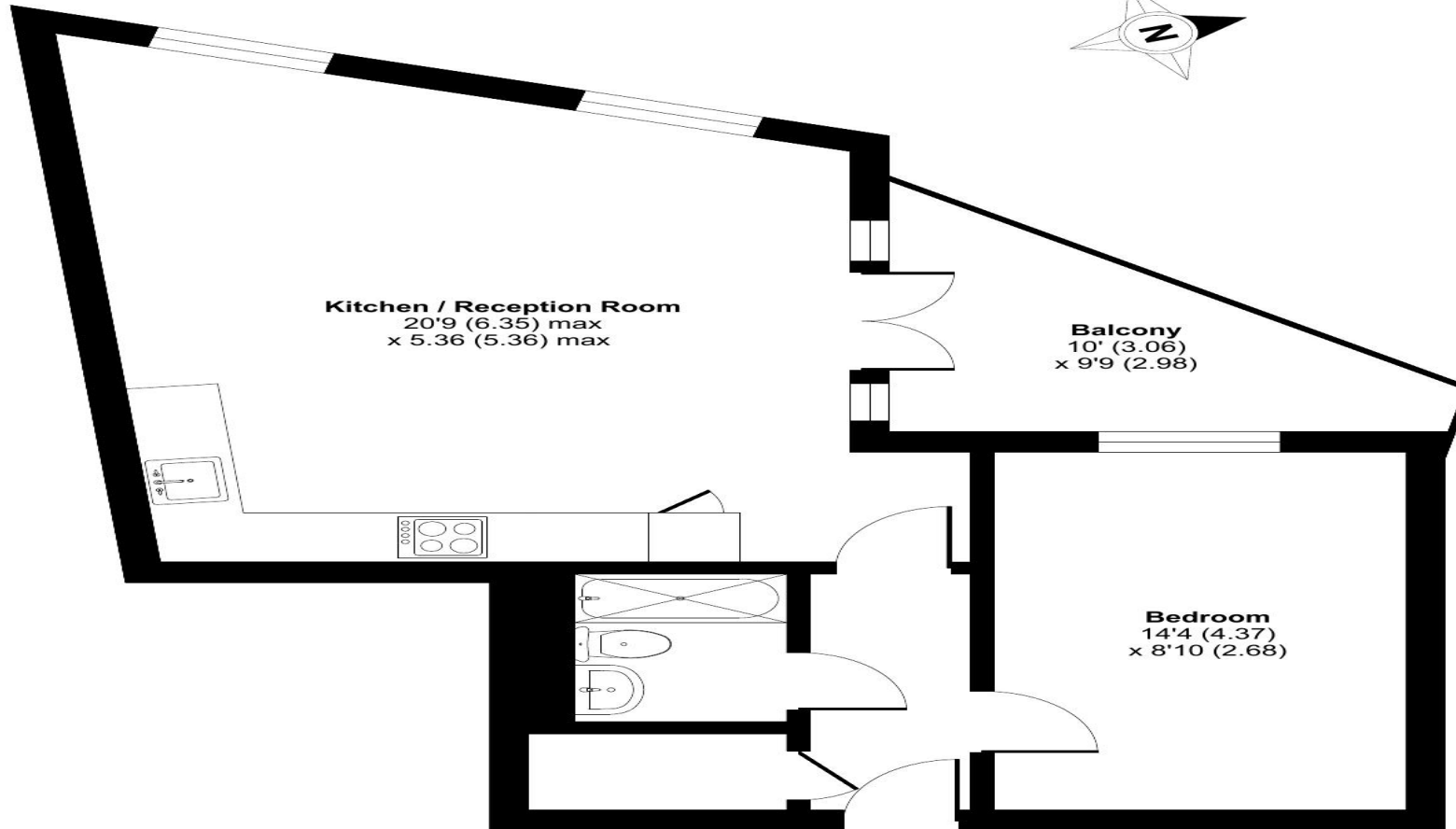
A must-see spacious one double bedroom apartment with open plan living, modern bathroom and private balcony, on Cavendish Road, ideally located in the heart of Colliers Wood and within walking distance of Tooting and Wimbledon. This property has been impeccably maintained and is offered to the market in excellent condition throughout. Situated on the first floor (accessible via lift), upon entrance to the property you have a modern bathroom and generous bedroom overlooking the balcony, either side of the hall. Walking into the open plan kitchen/lounge you have a modern, neutral fitted kitchen, spacious seating area and large dining area which overlooks the private balcony. An amazing opportunity for a first-time buyer!



Cavendish Road, London, SW19

Approximate Area = 533 sq ft / 49.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Metropolitan Thames Valley Housing. REF: 1280142

Welcome to

Cavendish Road, London

- 1 bedroom
- Impeccable modern decor throughout
- *SHARED OWNERSHIP*
- Private balcony
- Moments from Colliers Wood Station (Northern Line Access)

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 4452.33

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2017. 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

£94,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108837



Property Ref:

TTG108837 - 0024

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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