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**Fielding House Cairns Avenue, London SW16 5ER**



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## **Fielding House Cairns Avenue, London**

**\*\*Beautiful Two-Bedroom Ground Floor Apartment with Direct Garden Access - Prime SW16 Location\*\***

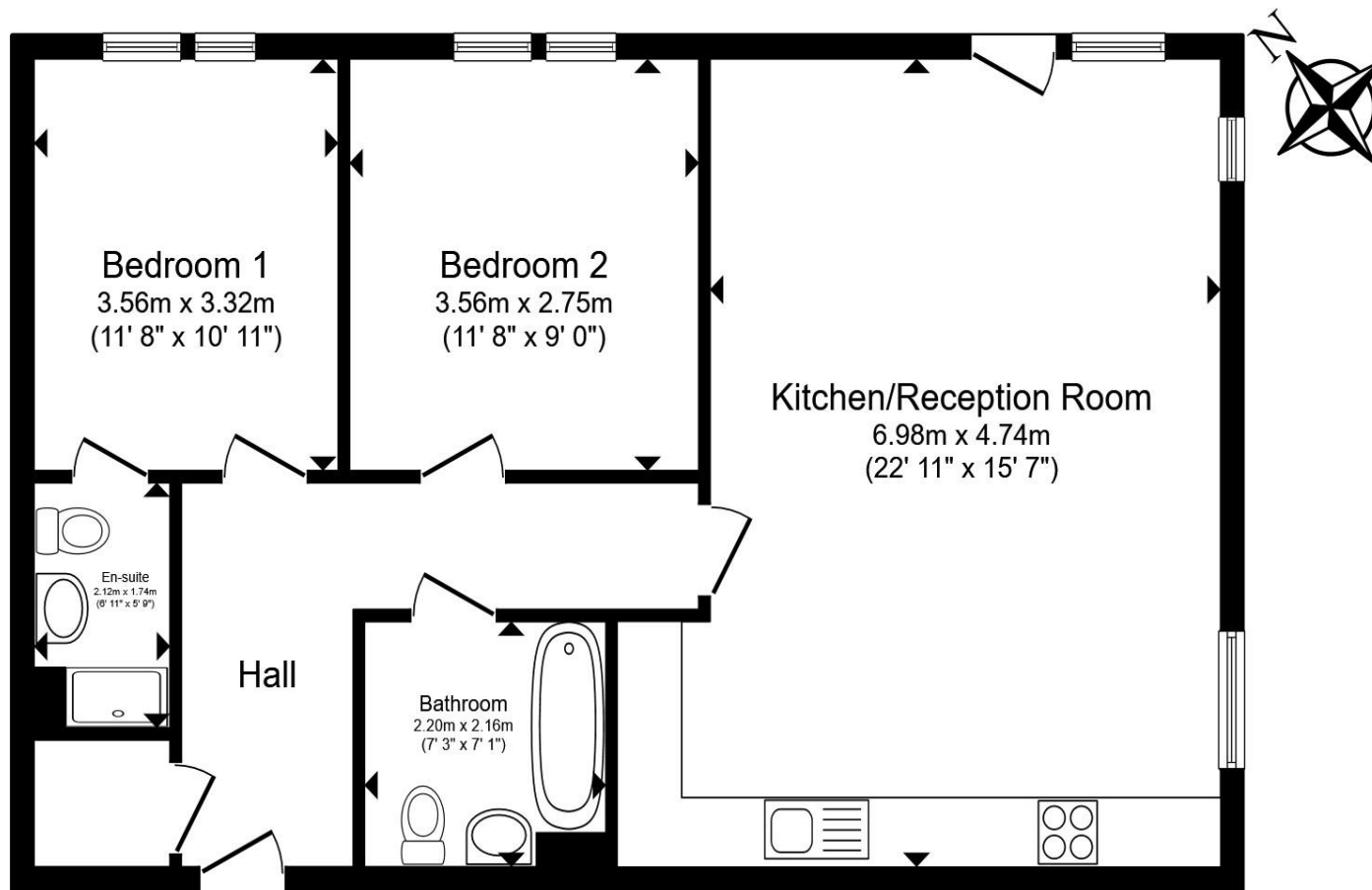
Situated within a well-maintained development, this attractive two-bedroom ground floor apartment offers spacious and well-presented accommodation, ideal for first-time buyers, investors, or those looking to downsize.

The property benefits from a bright and airy reception room with **\*\*direct access to a communal garden\*\***, perfect for relaxing or entertaining during warmer months. The separate kitchen is well-appointed with ample storage and workspace.

Both bedrooms are generously sized doubles and feature **\*\*built-in wardrobes\*\***, providing excellent storage solutions. A modern family bathroom completes the internal accommodation.

The flat is ideally located for green open spaces, being approximately **\*\*0.4 miles from Streatham Common\*\***, **\*\*0.8 miles from Mitcham Eastfields / Mitcham town centre\*\***, and around **\*\*1 mile from Mitcham Common\*\***, offering a perfect balance between urban convenience and outdoor lifestyle.





## Ground Floor

Total floor area 76.8 m<sup>2</sup> (827 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](http://www.propertybox.io)

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## Fielding House Cairns Avenue, London

- Ground floor apartment
- Direct access to communal garden
- Two double bedrooms
- Built-in wardrobes in both bedrooms
- Bright and spacious reception room

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3900.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. 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

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/STM110645](https://www.barnardmarcus.co.uk/Property/STM110645)



Property Ref:  
STM110645 - 0005

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