



Fallsbrook Road, London SW16 6DX

welcome to Fallsbrook Road, London

Nestled within the ever-popular Furzedown neighbourhood, this bright and well-maintained two-bedroom apartment presents an excellent opportunity for first-time buyers, investors, or those seeking a well-connected London home.

Set on the first floor of a purpose-built development, the property offers well-balanced accommodation throughout. The heart of the home is the spacious open-plan kitchen, living and dining area, creating a welcoming environment for everyday living, entertaining guests, or working from home. Large windows allow natural light to flood the space, enhancing the apartment's airy feel.

The accommodation further comprises a generous principal bedroom, a versatile second bedroom ideal as a guest room, nursery or home office, and a well-appointed family bathroom.

Conveniently located within easy reach of Streatham Common Station, the property benefits from excellent transport connections into Central London. Residents can also enjoy the wide range of shops, cafés, restaurants and local amenities found along nearby Mitcham Lane, along with regular bus routes to Tooting, Streatham and beyond.

Offered to the market chain free, this attractive apartment combines convenience, comfort and excellent value in one of South West London's most desirable residential settings.

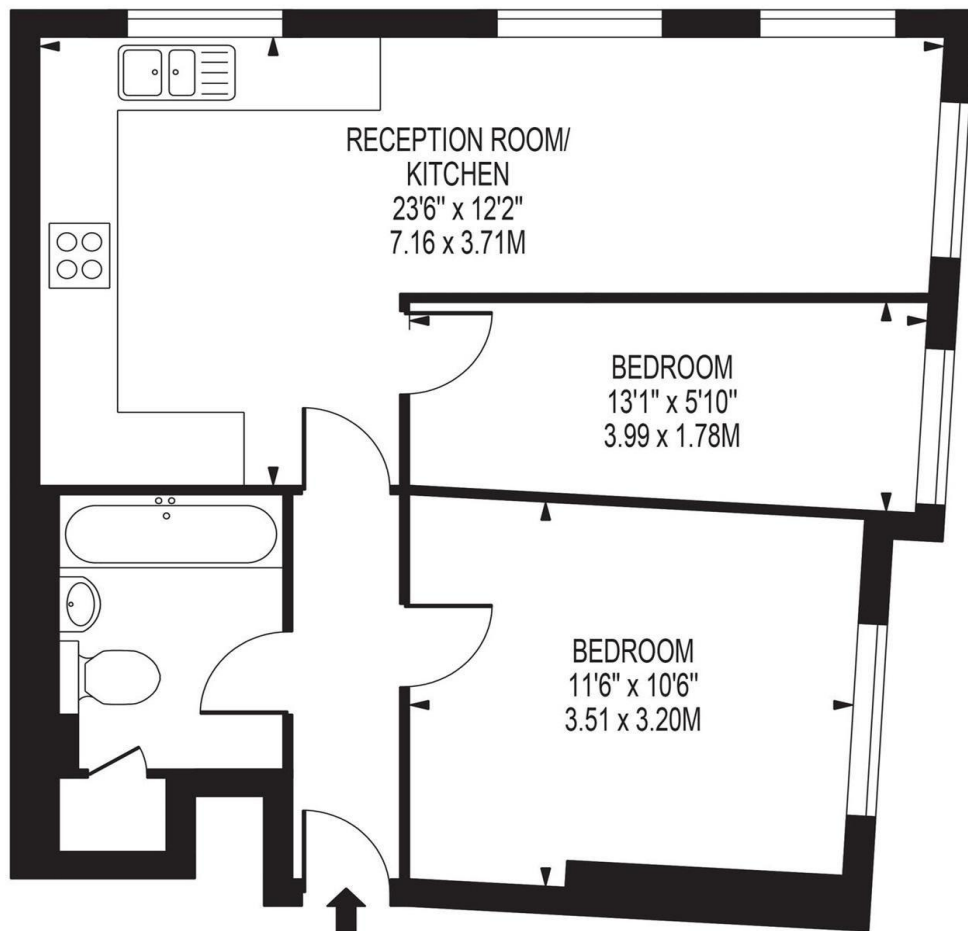
Early viewing is highly recommended.

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."



FALLSBROOK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 488 SQ FT - 45.34 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Fallsbrook Road, London

- Bright and spacious two-bedroom first-floor apartment
- Well-maintained purpose-built development
- Generous open-plan living, dining and kitchen area
- Close to local shops, cafés and everyday amenities
- Located within the highly desirable Furzedown area
- Wandsworth Borough
- Chain Free

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£275,000



view this property online barnardmarcus.co.uk/Property/STM110738



Property Ref:
STM110738 - 0006

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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