

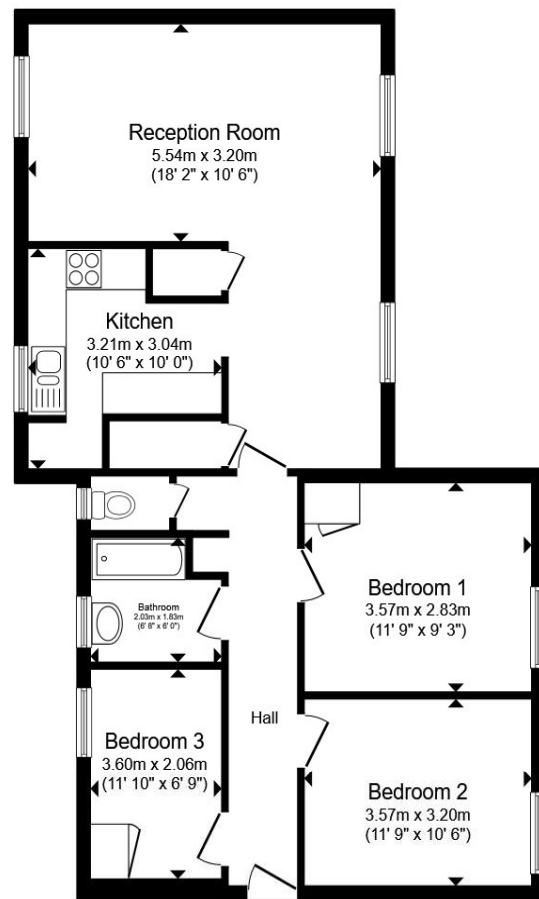


23c Pathfield Road, London SW16 5NZ

welcome to
23c Pathfield Road, London

A bright and spacious three-bedroom top-floor apartment ideally located between Streatham Common and Streatham Common Station. Offering generous living accommodation, plenty of natural light and the added benefit of a private parking space.

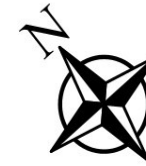




Second Floor

Total floor area 77.6 m² (835 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



A bright and spacious three-bedroom top-floor purpose-built apartment, ideally situated between the open green spaces of Streatham Common and the excellent transport links of Streatham Common Station. This well-presented home offers generous proportions throughout, with an abundance of natural light creating a welcoming and airy atmosphere. Further benefits include a private parking space, making it an ideal purchase for first-time buyers, professionals, or families seeking both comfort and convenience.

Pathfield Road is a highly sought-after residential location in the heart of SW16, perfectly positioned to enjoy the best that the area has to offer. The beautiful surroundings of Streatham Common and The Rookery are within easy reach, providing excellent outdoor and recreational space. Streatham Common Station is just a short walk away, offering swift and convenient connections into Central London. A wide range of local cafés, restaurants, shops, and well-regarded schools can also be found nearby, making this an attractive and well-connected place to call home.

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.

welcome to

23c Pathfield Road, London

- Three Double Bedroom
- Modern Kitchen
- Private off Street Parking
- Communal Garden
- Near Local Amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2460.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Sep 1988. 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

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110779



Property Ref:
STM110779 - 0002

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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