

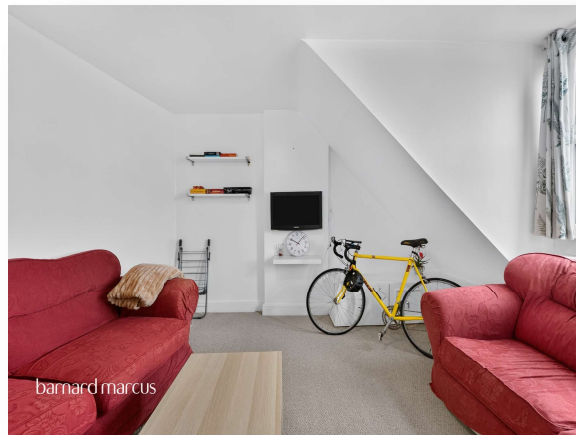


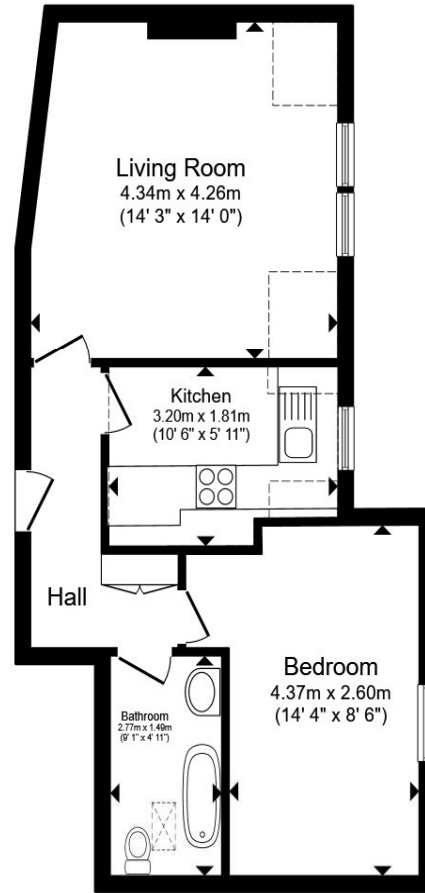
barnard marcus

Valley Road, London SW16 2AF

welcome to
Valley Road, London

Combining convenience, potential and a sought-after location, this conversion flat is well worthy of an internal viewing.





Third Floor



Offered to the market as vendors' sole agent this charming share of freehold, second floor flat presents an excellent opportunity for first-time buyers, investors or those seeking a well-connected South London home. The property is offered in fair decorative condition, providing comfortable accommodation whilst still offering scope for purchasers to personalise and enhance to their own taste.

Ideally situated for the amenities of Streatham, residents will benefit from a wide range of local shops, cafes, restaurants and leisure facilities nearby. The property is also conveniently positioned for Streatham Common, offering both attractive green open spaces and excellent transport links, with direct rail services providing easy access into Central London.

Total floor area 47.1 m² (506 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



Agent 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.

welcome to

Valley Road, London

- Vendors' sole agent
- Second Floor flat
- Offered in fair decorative condition
- Opportunity to update and add personal touches
- Close to Streatham Common's open spaces and transport links

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Dec 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£290,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110803



Property Ref:
STM110803 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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