



Mostyn Road, London SW19 3LS

welcome to
Mostyn Road, London

Situated on the popular Mostyn Road, SW19, this three-bedroom home presents an excellent opportunity for buyers looking to put their own stamp on a property in a highly sought-after location.

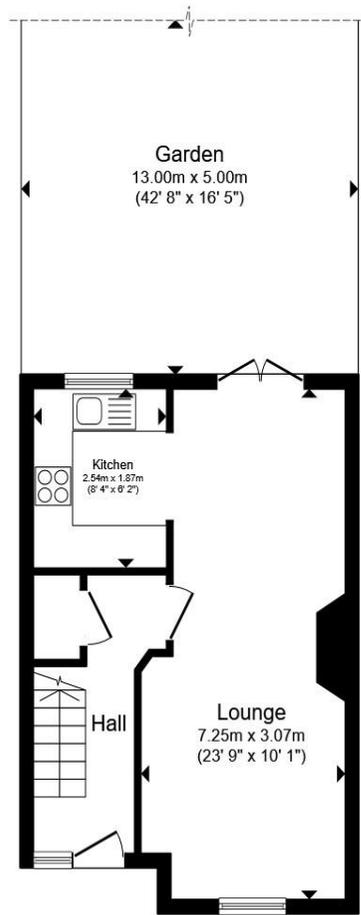
The accommodation comprises a bright reception room, fitted kitchen, and three well-proportioned bedrooms, offering comfortable living space throughout. The property also benefits from a private rear garden, ideal for families or entertaining.

A particular highlight is the excellent potential to extend (STPP), giving purchasers the opportunity to significantly increase the living space and add value in the future.

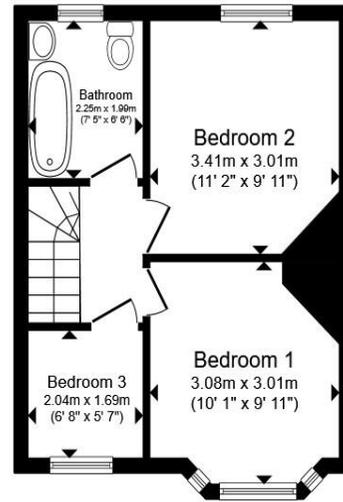
Offered to the market chain free, this property provides a fantastic opportunity for first-time buyers, families, or investors seeking a well-located home with scope for improvement.

Mostyn Road is conveniently located close to a range of local amenities, well-regarded schools, and excellent transport links into Central London.





Ground Floor



First Floor



Total floor area 63.8 m² (686 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



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom house
- Potential to extend (STPP)

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

guide price

£625,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MOD103692



Property Ref:
MOD103692 - 0004

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