



barnard marcus

**Abbotswood Road, London SW16 1AJ**

## **welcome to** **Abbotswood Road, London**

Quality is at the heart of everything Earlswood Homes stands for and the interiors have been completed using Porcelanosa Tiling, Wood flooring, Kreider designer kitchens and high end brand appliances. Fitted principal bedroom wardrobes, underfloor heating and unusual lighting design, gives each owner a chance to enjoy a modern lifestyle and impress guests with impressionable presentation. With state of the art heating systems, these homes also offer energy efficient, low usage systems which are kind to the environment and lower cost to run.

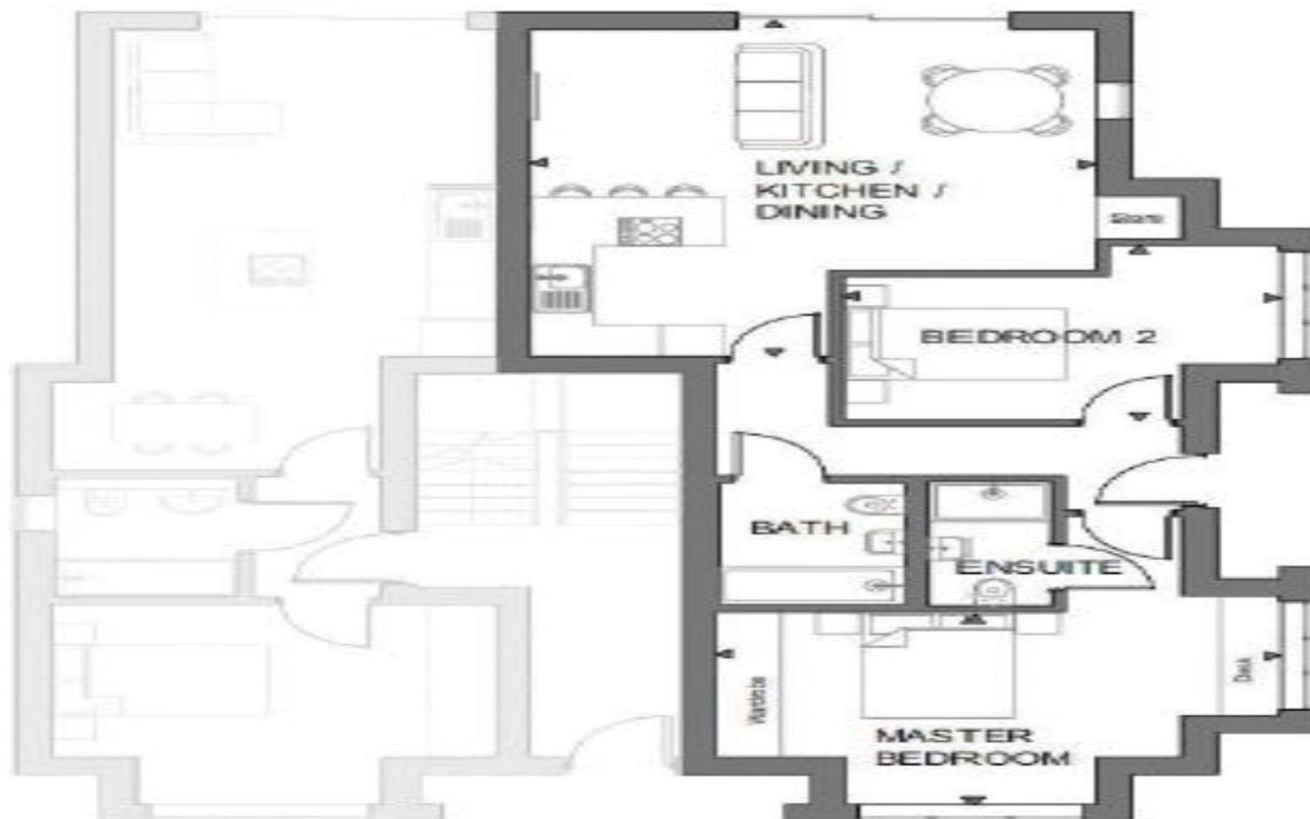
Safety and security has not been overlooked; Peep hole doors, window restrictors and lighting ensure that when home or whilst away, your property is secure.

Each property at Abbotswood Place is offered with either a terrace, patio or garden providing seamless outdoor entertainment options. One property even has a view of the Shard on a clear day! Landscaping and privacy make the outdoor living spaces practical and impressionable.

With high end finishes such as Italian tiled floors and bathrooms, Quooker taps and quartz worktops, integrated lighting to wardrobes, designer mood lighting to bathrooms and coffered ceilings, the developer has excelled themselves in putting "luxury living "at the heart of Abbotswood design.







## Apartment 1 - 73sqm/786sqft

|                       | Metres    | Feet        |
|-----------------------|-----------|-------------|
| Living/kitchen/dining | 6.3 x 5.2 | 20.1 x 17.0 |
| Master Bedroom        | 5.2 x 3.7 | 16.1 x 12.0 |
| Bedroom 2             | 4.0 x 3.3 | 13.1 x 10.1 |

### Additional Description:

First time buyers; these apartments offer a first home in which to entertain friends whilst easily able to commute to work and social engagements.

In short if you are looking for "privacy, practicality and pleasure" all in one home, then Abbotswood is worth exploring

Lots of local bus routes  
 10 min walk to Streatham and Streatham Hill overground  
 15 minute walk to Balham overground and tubes  
 Easily accessible to M25, M3 and M4 making airports within a 50-60 min reach

Earlswood homes have also invested in the Santander bike scheme offering free and discounted bike hire \*\* t's & c's apply.

**welcome to**

## **Abbotswood Road, London**

- \*\*£15,000 incentive to be used as you choose on selected plots only Developers t&c's apply- speak to your agent\*\*
- A development created by multi award winning developer, Earlswood Homes
- Only 11 apartments and 2 family homes
- Private outside space to all apartments

Tenure: Leasehold EPC Rating: Exempt

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.

# £700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STM110606 - 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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