



barnardmarcus

Seely Road, London SW17 9QP



Welcome to **Seely Road, London**

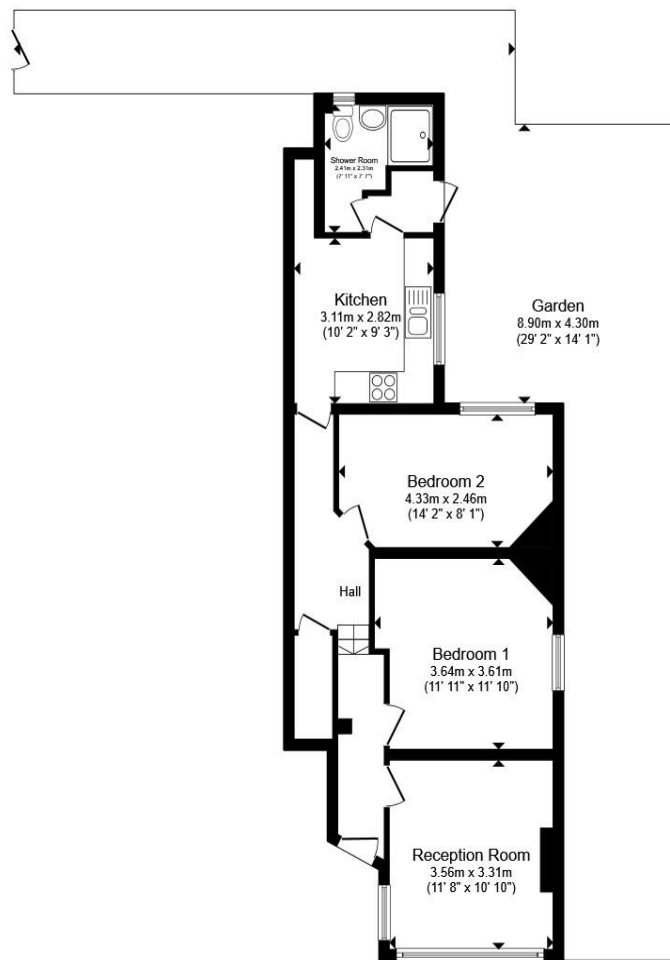
Step inside this beautifully proportioned ground floor maisonette, offering the rare advantage of owning the freehold, giving you greater control, flexibility, and long-term value.

Thoughtfully laid out across approximately 677 sq. ft, this home combines comfortable living with practical design. At the front, a bright and welcoming reception room provides the perfect space to relax or entertain. Moving through, you'll find two well sized bedrooms, ideal for a growing household, guests, or a dedicated home office.

To the rear, a separate kitchen leads out to a generous private garden, offering a fantastic outdoor retreat with plenty of potential for landscaping, dining, or summer gatherings.

Additional benefits include a well-appointed bathroom, a central hallway that enhances flow, and scope to personalise or enhance further to suit your style.





Total floor area 62.9 m² (677 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



Welcome to

Seely Road, London

- Freehold ownership
- Ground floor convenience
- Two bedrooms
- Private rear garden with excellent potential
- Separate kitchen and spacious reception room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£450,000



view this property online barnardmarcus.co.uk/Property/TTG109101



Property Ref:
TTG109101 - 0005

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.

Please note the marker reflects the
postcode not the actual property



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