



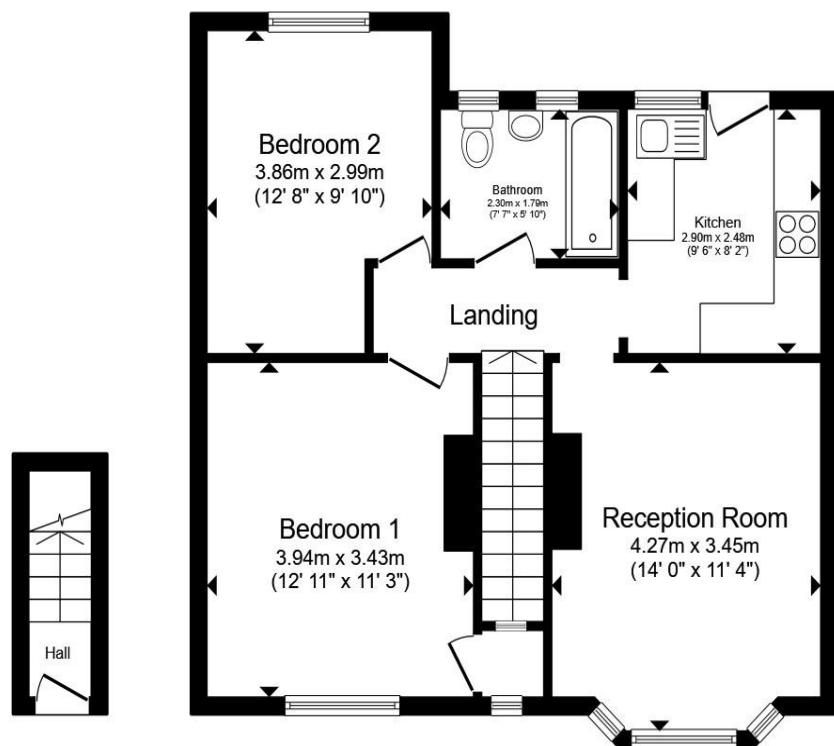
Godley Road, London SW18 3HA

welcome to

Godley Road, London

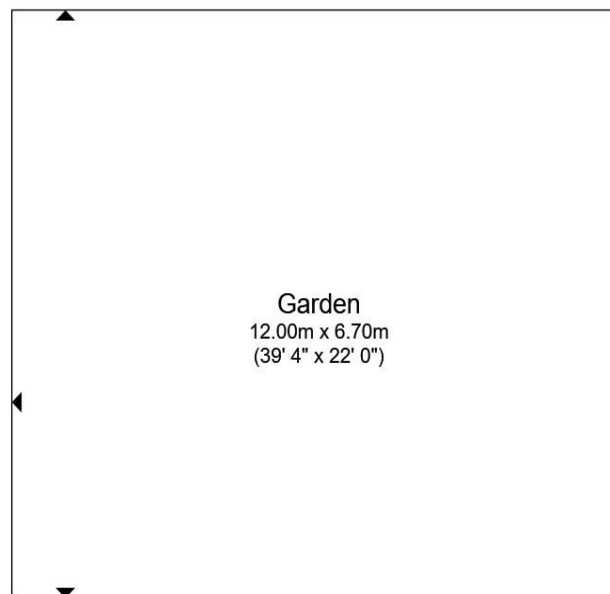
A two double bedroom, first floor maisonette with steps down to large private garden. Located within close proximity of popular Earlsfield primary schools.





Ground Floor

First Floor



Outbuilding

Total floor area 60.9 m² (656 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 two double bedroom, first floor maisonette with steps down to large private garden. Located within close proximity of popular Earlsfield primary schools.

The property benefits from two spacious double bedrooms, a bright and airy living room, separate kitchen providing access to a large, private garden. Further benefits include potential to convert the loft space (subject to the necessary planning consents).

Godley Road is a pretty tree-lined residential street located within close proximity of both Earlsfield and Wandsworth Common. Garratt Lane's trendy coffee shops, boutique stores, bars and restaurants are also close by for a vibrant lifestyle. Transport links include Earlsfield and Wandsworth Common mainline stations.

Agents 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

Godley Road, London

- Two Double Bedroom, First Floor Maisonette
- Large Private Garden
- Potential to Convert Loft Space (subject to planning consents)
- Located Close to Popular Earlsfield Primary Schools
- Transport Links include Earlsfield & Wandsworth Common Mainline Stations

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Jul 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR105368



Property Ref:
EAR105368 - 0006

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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