



Newbridge Court Hazelhurst Road, London SW17 0UE

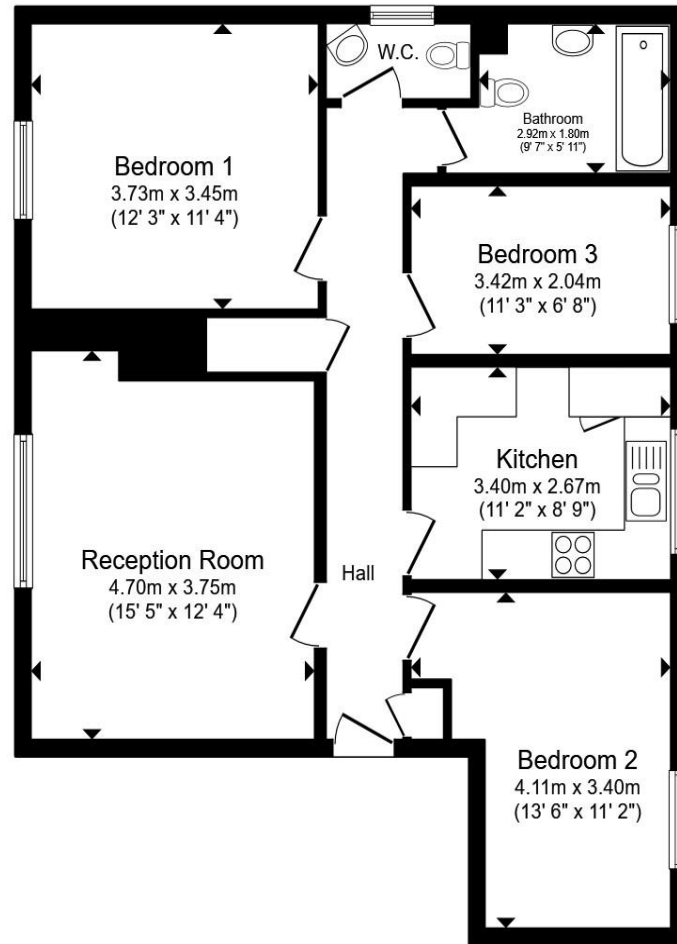
Welcome to **Newbridge Court Hazelhurst Road, London**

Bright, spacious and thoughtfully arranged, this generously proportioned three-bedroom top-floor purpose-built flat offers an excellent opportunity to secure a substantial home in a highly convenient location between Tooting and Earlsfield. Extending to approximately 832 sq. ft. (77.3 sq. m), the property provides well-balanced accommodation, impressive room sizes and fantastic potential to personalise.

Set within a well-maintained block, the flat features two particularly spacious double bedrooms alongside a well-sized third bedroom, offering flexibility for families, professional sharers or those seeking dedicated home office space. The large reception room is a standout feature, providing excellent dimensions for both comfortable everyday living and entertaining, while the separate kitchen is well-positioned and practical, with scope for modernisation if desired. Further benefits include a family bathroom, separate W.C., useful hallway storage and access to communal gardens, adding to the practicality and appeal of the home.

Hazelhurst Road is ideally situated for easy access to the excellent amenities of both Tooting Broadway and Earlsfield, including a wide range of shops, cafés and local conveniences. Transport links are superb, with Tooting Broadway Underground (Northern Line) and Earlsfield mainline station both within easy reach, providing straightforward connections into Central London. St George's Hospital is also nearby.





Total floor area 77.3 m² (832 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

Newbridge Court Hazelhurst Road, London

- 3-bedroom top floor flat
- Spacious living room
- Modern fitted kitchen
- Communal garden
- CHAIN FREE!!!

Tenure: Leasehold EPC Rating: D

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 08 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG109141



Property Ref:
TTG109141 - 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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