

2 bed flat to buy in SW12

Emmanuel Road, London, ., SW12 0PB

£415,000 Starting Bid

x 2 x 1 x 1

Tenure

Share Of Freehold

Property features

- Immediate exchange of contracts available
- Being sold via Secure Sale
- Ground floor period flat
- Two bedrooms
- EPC Rating C

Key Information

- Council Tax: Band D
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £415,000.

Being sold with tenants in situ.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Set on the ground floor of a handsome red brick terrace directly opposite Tooting Bec Common, this two bedroom period flat offers generous proportions and a wonderful blank canvas for a buyer looking to add their own stamp.

A long hallway with useful storage leads first to the south facing living room at the front, where a bay window with plantation shutters looks out towards the common. Ornate cornicing and a tiled fireplace give the room real character. Behind it sits the principal bedroom, a good sized double with fitted wardrobes and a decorative period fireplace.

Further along are a family bathroom and a separate WC, followed by the second bedroom, which also benefits from fitted storage and overlooks the side return. At the rear, the dining room opens into the kitchen, fitted with a gas hob, built in oven and space for a washing machine, with a door straight out to the garden.

Outside, a paved garden with room for a table and chairs wraps along the side return, creating a pleasant spot for planting and alfresco dining.

Council Tax Band: D

Tenure: Share Of Freehold

Length of Lease: 999

Price: Starting Bid £415,000

Property Type: Flat

Year built: 1896

Construction materials: Brick and block

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

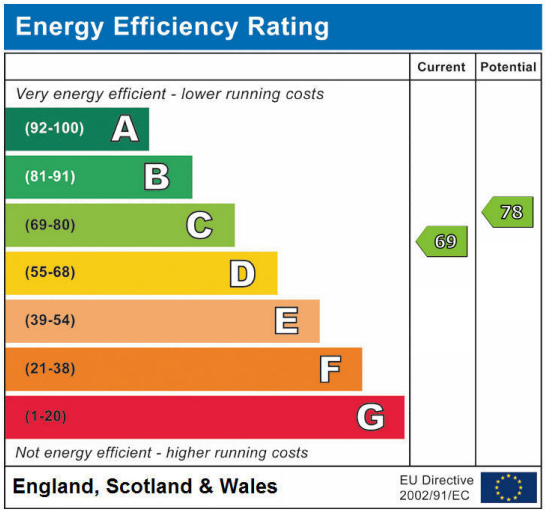
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good





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Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382, london@pattinson.co.uk, www.pattinson.co.uk

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