

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

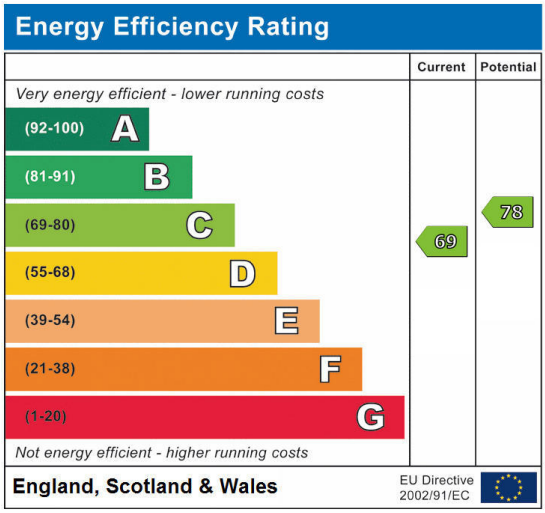
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good





Emmanuel Road, London, ., SW12 0PB

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.