

C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



16 Marlborough Close, London, SW19 2HQ

Offers in the region of £350,000

This purpose-built early 20th century maisonette is at the end of a quiet cul-de-sac.

The property was completely re-furbished and re-configured a few years ago to suit modern living and has been well maintained ever since.

The lovely, fitted kitchen is a cook's delight with a 'breakfast bar' peninsular, ample storage cupboards and drawers, quartz worktops and an integrated fridge/freezer. The freestanding washing machine and slim line dishwasher are included in the sale.

The kitchen is partially open plan to the lounge giving a bright and spacious feeling and the rear door opens directly onto the private rear garden with the benefit of not being overlooked.

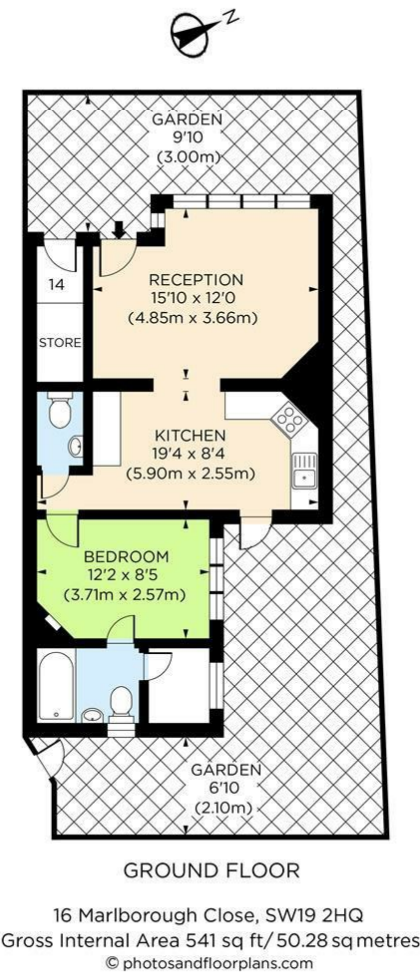
The bathroom is conveniently ensuite to the bedroom and the property further benefits from a walk-in wardrobe. There is a separate guest WC and attractive wooden plantation blinds to the lounge and bedroom windows.

Located in a cul-de-sac off of Marlborough Road with Colliers Wood High Street and the popular Merton Abbey Mills market place a short walk away, as is Colliers Wood 24-hour Northern Line tube station and a number of local parks.

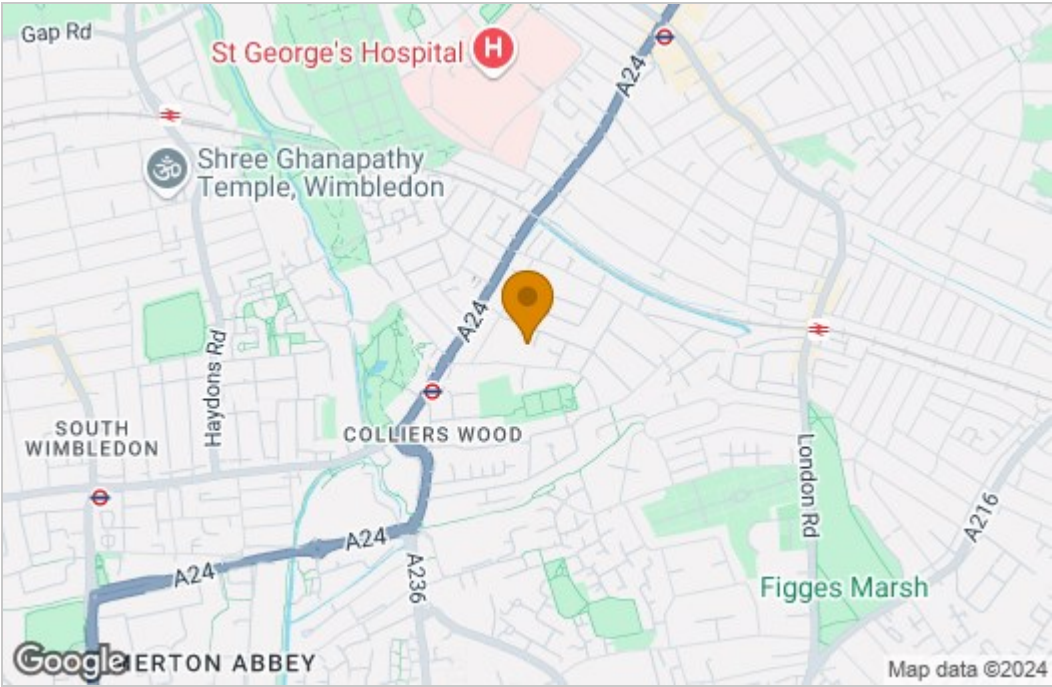
In my opinion this very nice, well appointed, ground floor maisonette would be ideal for a first-time buyer or perhaps someone wanting to downsize.

Please note the furniture in the images have been virtually staged.

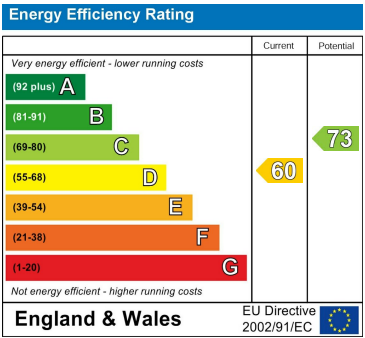
Floor Plan



Area Map



Energy Efficiency Graph



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.