

Emmanuel Road, SW12

£415,000 LEASEHOLD

2	1	1
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01	Immediate exchange of contracts available
02	Being sold via Secure Sale
03	Ground floor period flat
04	Two bedrooms
05	Opposite Tooting Bec Common
06	South facing bay window
07	Garden with side return
08	Scope to update throughout

Winkworth Streatham

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THE PROPERTY

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £415k. This property will be legally prepared so any interested buyer can secure it immediately once their bid or offer has been accepted, a transparent process offering 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. Emmanuel Road sits within the popular Hyde Farm area of Balham, with the open green space of Tooting Bec Common right across the road, home to the lido, tennis courts, football pitches and playgrounds. The cafés and shops of Bedford Hill are a short stroll away, with Balham High Road's restaurants and weekend farmers' market close by. Balham station (Northern line and National Rail) and Streatham Hill station are both within easy reach, giving quick links into Victoria and the City. Telferscot and Henry Cavendish primary schools are both nearby.

Being sold by online auction via Pattinson Auction in partnership with the marketing agent. Starting Bid £415,000. The Reserve Price is confidential and typically within 10% above or below the Starting Bid, and both are subject to change. On exchange, the successful buyer pays a non refundable 5% deposit towards the purchase price. A non refundable reservation fee of up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also payable on agreement of sale, in addition to the purchase price. All bidders must complete ID verification under Anti Money Laundering rules. A Legal Pack is available on request and buyers are strongly advised to take advice from a solicitor before bidding. Full Terms & Conditions apply.

THE DETAILS

TENURE
Leasehold

COUNCIL TAX BAND
D

EPC RATING
C

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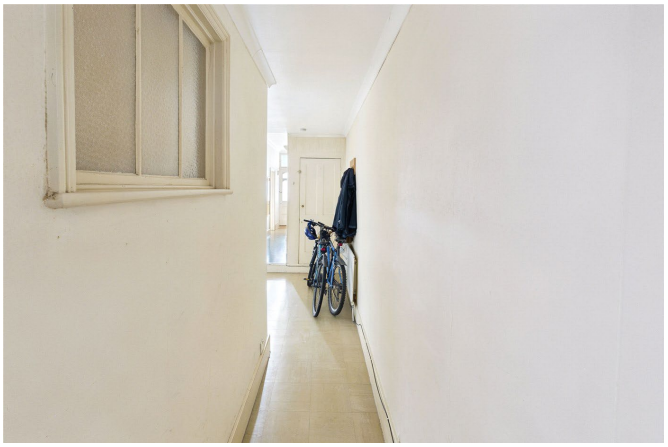







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Approximate total area(1)

70.3 m²

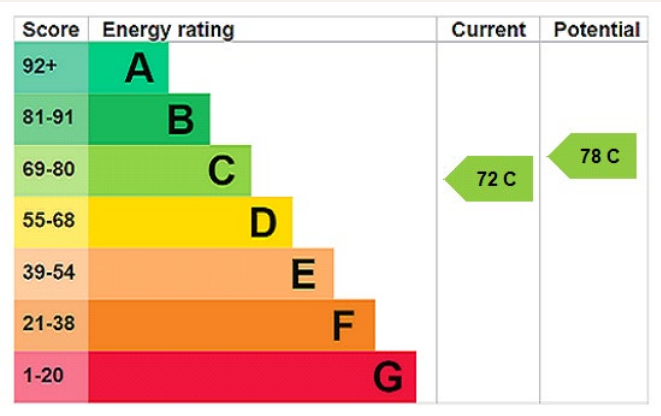
757 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE



VIEWINGS

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