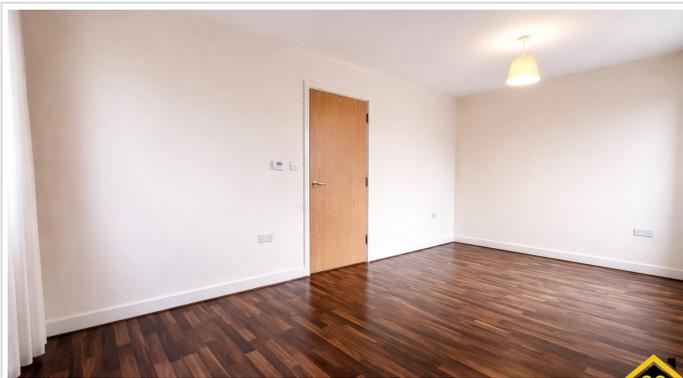


4 Bed End Of Terrace In Cairns Place , London, SW16 5FS

£685,000





SHORT DESCRIPTION

Property Ref: 16496 A rare opportunity to secure a spacious, modern four double bedroom end of terrace home in the highly desirable Rowan Park development complete with off street parking for two cars, private outdoor space, and no onward chain. This home is perfectly suited for families looking for space, convenience, and a strong community feel, all within easy reach of Central London. From the moment you step inside, you're welcomed by a bright, airy layout with high ceilings, skylights, and large windows flooding the home with natural light. The generous living room offers the perfect setting for relaxing or entertaining, while the modern kitchen with dining area creates a practical and sociable heart of the home. A downstairs WC adds everyday convenience. Arranged over three floors, the property offers four well-proportioned double bedrooms, ideal for growing families, guests, or home working. With two large family bathrooms and additional WC facilities, morning routines are effortless. Three bedrooms include wardrobes, and the top floors feature private balconies, adding a touch of luxury and outdoor living. Outside, you'll find private outdoor space and the hugely valuable benefit of off street parking for two cars, a standout feature in this part of South London. Well connected for education, with direct bus routes to Wallington Grammar School for Girls and Wallington County Grammar School for Boys, plus convenient access to Wilson's School. Why buyers love Rowan Park: A peaceful, family-friendly development with beautiful green spaces, ponds, and a real sense of community, yet still exceptionally well connected. Location highlights: • Easy access to Streatham Common and Mitcham Eastfields stations, direct to London Victoria & London Bridge • Close to well-regarded schools and grammar school bus routes • Near parks, cafés, and everyday amenities

Key Features at a Glance: • No onward chain, move quickly • Four spacious double bedrooms • Two family bathrooms and downstairs WC • Bright, modern kitchen with dining space • Private balconies • Off-street parking for two cars • Private outdoor garden • Quiet, sought after development • Excellent transport links • EPC Rating: C • Council Tax Band: E • Estate Management Service charge: £442 per Annum • Heating Type: Gas Central Heating • Possession of the property: Vacant

Homes in Rowan Park are in high demand and rarely stay on the market for long. Early viewing is strongly recommended.

All information provided in ad is for guidance purpose. We take no warranty as to the accuracy or completeness of this advertisement or any linked information.

1. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. 2. Measurements: If any measurements are provided then these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before agreeing the sale or any item. 3. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. 4. We as an agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 5. Whilst every attempts has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purpose and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. AGENT'S NOTE-For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agent 'We and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate, and the particulars do not constitute, or form part of, an offer or a contract. Financial Services We offer you and all our clients the opportunity to consult with independent Financial Services companies. It is your decision whether you choose to deal with one of these companies. Should you decide to use one of them We will receive a referral fee of £200 inclusive of VAT, or a percentage of the fees generated by the Financial Services Company, whichever is the greater. You will not have to pay anything with regard to this to us. Solicitors We offer you and all our clients the opportunity to consult with a panel of conveyancing solicitors. It is your decision whether you choose to deal with any of the panel of solicitors. Should you decide to use one of them, We may receive a referral fee of up to £200 inclusive of VAT from them. You will not have to pay anything with regard to this to us. In regard to both of the above - we will not discriminate or threaten to discriminate against any client because the person is, is not, or is unlikely to be accepting services that are directly or indirectly offered. We will not discriminate against any person under the definitions of The Equality Act 2010. Money Laundering Regulations and Buyers Information: We are required by law to conduct anti-money laundering checks on all parties buying a property and to confirm the identity of all prospective buyers. We use the services of a third party, Veriphy or Lifetime Legal, who may contact you directly at an agreed time, to do this. We may need the full name, date of birth and current address of all buyers. There is a nominal charge of £65 (incl. VAT) for this (for the transaction not per person). Please note we are unable to issue a memorandum of sale until the checks are complete



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Approximate Gross Area: 125 SQM/ 1345.49 SQF

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EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO2

This property produces 2.0 tonnes of CO2

This property's potential production 1.9 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

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