



00 Rodenhurst Road, London, SW4 8AL

Offers in excess of £300,000

**** OFFERED FOR A QUICK SALE ****

The the bustling and cosmopolitan borough of London and within convenient reach of the popular Clapham high street lies this spacious one bedroom apartment. With access to the main underground links into the city centre, bars, restaurants and walks in Clapham common, this property will appeal to most and should be seen.

The accommodation which is on the first floor briefly consists: Entrance, reception room, kitchen fitted, bedroom and shower room.

Please note this property is a system built non standard building.



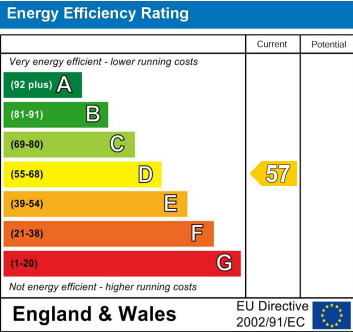
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. 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 the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. 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 finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

105 years remaining on the lease
Ground rent: £10 per annum
Maintenance charge: £1440 per annum

This information is provided by the vendor and should be verified during the conveyancing process.



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