



Wolftencroft Close, London SW11 2LB

welcome to

Wolftencroft Close, London

This three bedroom property with front and rear gardens is offered to the market for the first time in many years.

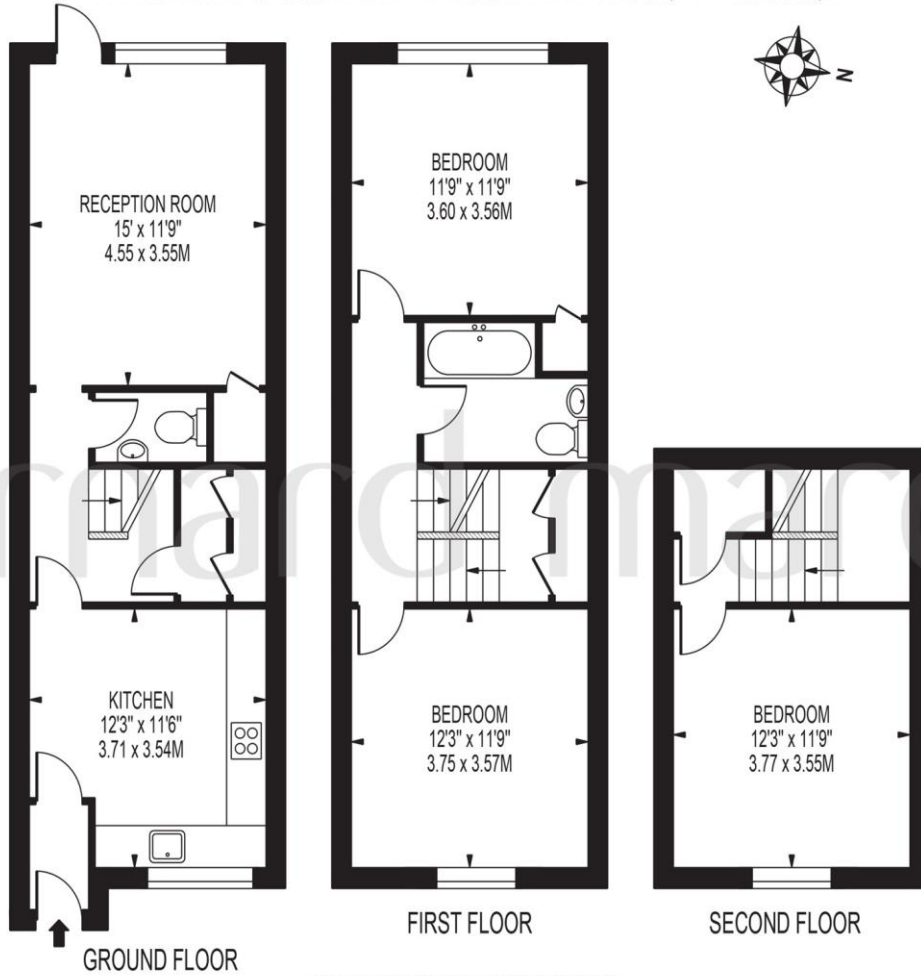
The property is laid out across three floors. You enter via the front porch with the dining kitchen to the right and the main reception to the rear with direct access to the rear garden. There is additional storage in the hall and under the stairs. On the first floor there are two bedrooms and a bathroom. The top floor completes the property with double bedroom and access to eaves storage

Transport links are numerous, specifically Clapham Junction which offers journey times to Victoria and Waterloo in around 10mins. There is a wide range of shops, bars, cafes and boutique gyms, as well as a selection of excellent schools in the local area including the Royal Colleges of Art & Dance.



WOLFTENCROFT CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1118 SQ FT - 103.86 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Wolftencroft Close, London

- Freehold
- Private front and rear gardens
- Potential to extend STC
- Great transport links
- Choice of local schools

Tenure: Freehold EPC Rating: E

£680,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/BTS105800](https://www.barnardmarcus.co.uk/Property/BTS105800)



Property Ref:
BTS105800 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


barnard marcus



020 7228 8686



Battersea@barnardmarcus.co.uk



235-237 Lavender Hill, Battersea, LONDON,
SW11 1JW



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)