



Mcdermott Close, London SW11 2LZ



welcome to

Mcdermott Close, London

We are delighted to offer sale this exceptional split level apartment less than 0.5 of a mile from Clapham Junction Mainline Railway station and offering and unprecedented 1250 SQ FT (116 SQ M) of immaculate accommodation.

The property has undergone significant works and improvement under the current owner's stewardship to include a full loft conversion, new kitchen, new bathroom, new shower room and air conditioning to the main living areas. Currently comprising Living room, Kitchen Breakfast room, Four double bedrooms, Two bathrooms, separate WC and being very well presented we highly recommend an appointment to view.

McDermott Close is ideally situated close to a great range of shops, bars and restaurants in Clapham Junction and Battersea, and is within easy reach of the green open spaces of Clapham Common and Battersea Park. Clapham Junction Station (National Rail) is just moments away and provides easy access in and out of London

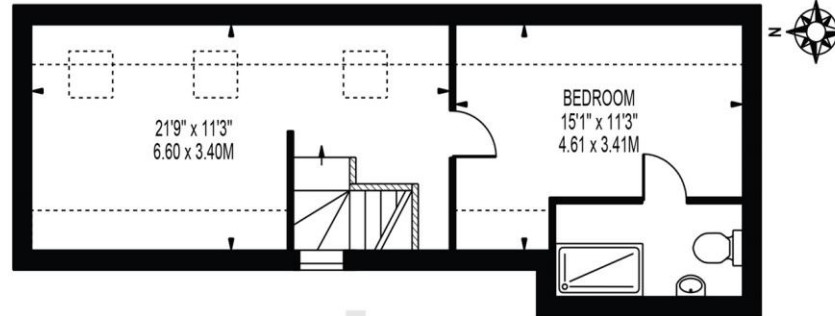


MCDERMOTT CLOSE

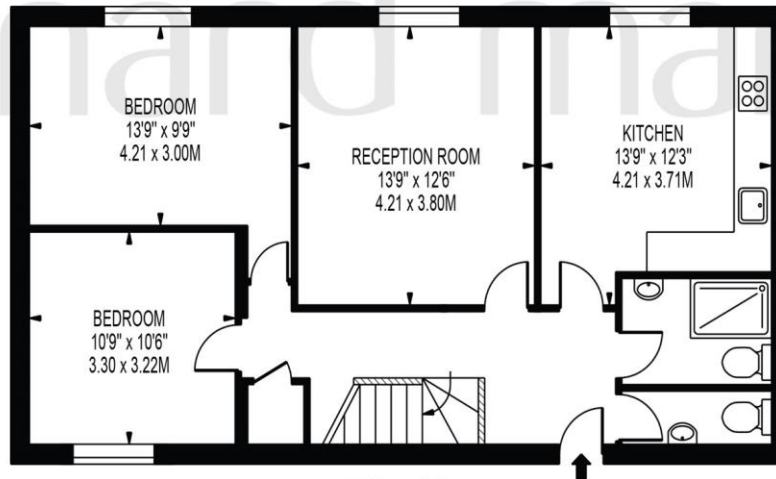
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1247 SQ FT - 115.83 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 110 SQ FT - 10.20 SQ M



SECOND FLOOR



FIRST FLOOR

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

Mcdermott Close, London

- Four bedroom split level apartment
- Close to Clapham Junction
- Fantastic Location
- Excellent condition throughout
- Fully refurbished
- Split Level
- Long Lease - 180 Years Remaining

Tenure: Leasehold EPC Rating: B

£635,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/BTS104721](https://www.barnardmarcus.co.uk/Property/BTS104721)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks

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.



Property Ref:
BTS104721 - 0003

 barnard marcus



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