



Cabul Road, London SW11 2PR

welcome to
Cabul Road, London

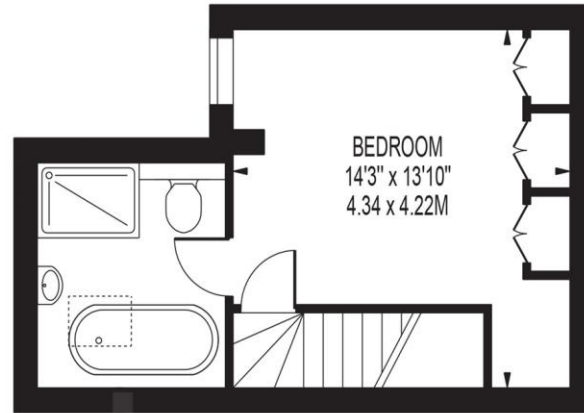
Stylish and central duplex apartment situated in this landmark building. The Set has been carefully crafted by converting an old film studio in a popular and quiet part of Battersea. The building has plenty of character and is finished to an exacting standard. This two bedroom split level duplex apartment home is finished to the highest of standards with Italian kitchen, Siemens appliances, Villeroy & Boch sanitary ware, solid engineered wood flooring and marble finishes.

Cabul Road is a quiet residential street set off the main hubbub but still only minutes from Clapham Junction, giving you commute times of around 10mins to Waterloo & Victoria as well as direct routes to Gatwick and beyond. There is a large range of schools to choose from between private and state options. Battersea Square with eclectic cafes and restaurants is close by, as is Northcote Road for shops, bars and boutique gyms.



CABUL ROAD

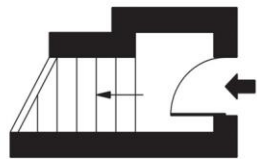
APPROXIMATE GROSS INTERNAL FLOOR AREA: 817 SQ FT - 75.93 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR
ENTRANCE

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.
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- NEWLY REFURBISHED - EXISTING BUILD WARRANTY
- HIGH SPECIFICATION
- TURN KEY OPTION
- IDEAL LOCATION
- MULTIPLE TRANSPORT LINKS & OPTIONS
- BRANDED APPLIANCES
- SPLIT LEVEL
- CLOSE TO CLPAHAM JUNCTION

Tenure: Leasehold EPC Rating: C

guide price

£699,950



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/BTS106311](https://www.barnardmarcus.co.uk/Property/BTS106311)

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 packs.



Property Ref:
BTS106311 - 0002

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.

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