



**Stormont Road, London SW11 5EN**



**welcome to**

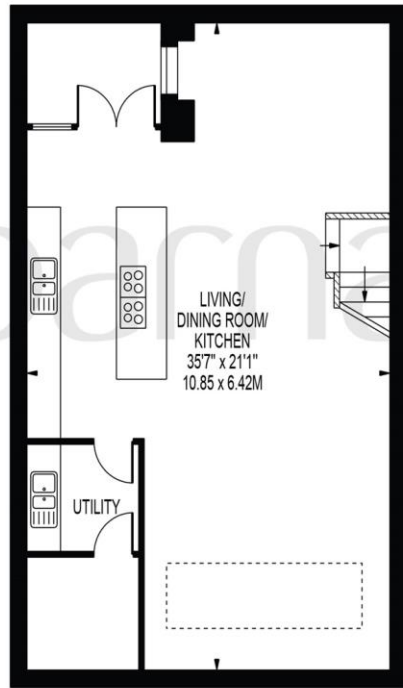
**Stormont Road, London**

Avery Walk has been designed by award-winning developer Fruition Properties, most recently awarded Silver in the Best Small Housebuilder category in the 2023 What House Awards. The houses enjoy expansive, unique layouts with open-plan downstairs living, dining and kitchen area that forms the heart of the home. Featuring excellent specification throughout, these new homes include bespoke kitchens with contemporary Siemens integrated appliances, Quooker hot water taps and individual wine coolers. Wet underfloor heating runs throughout with Oak engineered timber flooring to the lower and ground floor living areas, and luxuriously appointed bedrooms and bathrooms. Each master bedroom features an en-suite wet room and bespoke built-in wardrobes.

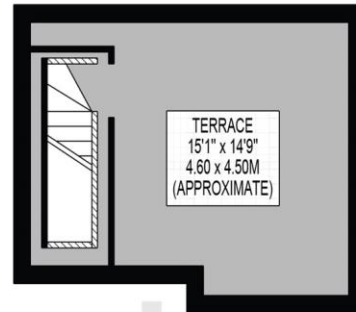


# AVERY WALK

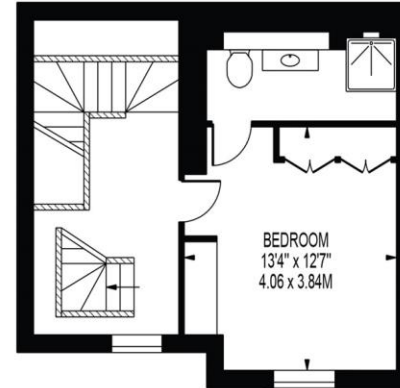
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1989 SQ FT - 184.83 SQ M  
(EXCLUDING VOID & METERS)



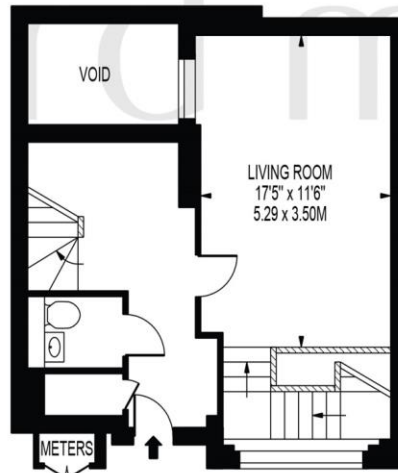
LOWER GROUND FLOOR



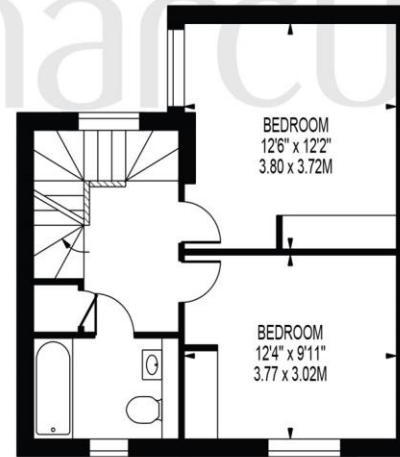
THIRD FLOOR



SECOND FLOOR



GROUND 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.



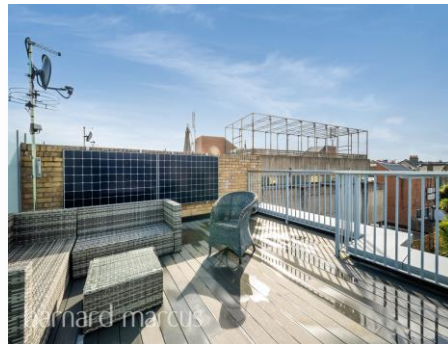
welcome to

## Stormont Road, London

- Private Mews
- High Spec Townhouse
- Private Roof Terrace
- Exceptional View Over London
- Superb Living
- Space Contemporary Bathroom & Kitchen
- Built to Exacting Standards
- Close to Clapham Junction

Tenure: Freehold EPC Rating: D

# £1,500,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/BTS106382](https://barnardmarcus.co.uk/Property/BTS106382)



Property Ref:  
BTS106382 - 0003

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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