



barnard marcus

**St. John's Hill, London SW11 1SX**



**welcome to**

## **St. John's Hill, London**

We are delighted to offer for sale this well presented Victorian conversion apartment which is ideally located moments from Clapham Junction and all the amenities of St John's Hill. The property is well maintained and offers well planned accommodation over two floors.

Arranged over two floors this light and airy home comprises a spacious reception room with dining space, separate kitchen, double bedroom, family bathroom and loft room.

St Johns Hill is a vibrant and popular area with coffee shops, bars, restaurants and amenities. The apartment is ideally located to enjoy the outdoor spaces of Spencer Park and Wandsworth Common. For transport links you have Clapham Junction giving you commute times of around 10 mins to Victoria & Waterloo as well as direct links to Gatwick and beyond. Battersea also has a number of excellent schools to choose from.

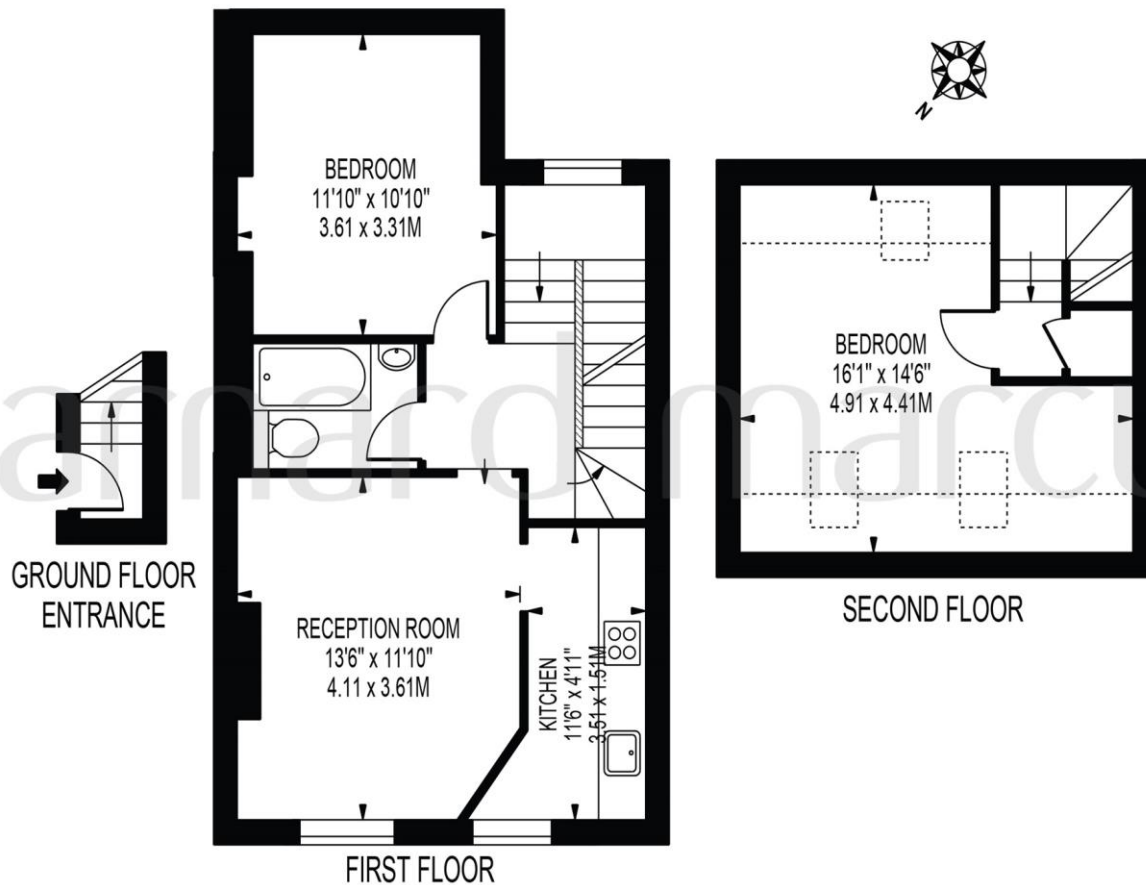


# ST. JOHN'S HILL

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 727 SQ FT - 67.54 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 63 SQ FT - 5.81 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

## St. John's Hill, London

- Victorian conversion
- By Clapham Junction St.
- Set over two floors
- Spacious reception room
- Close to local amenities
- Approx. 727 sq. ft.

Tenure: Leasehold EPC Rating: D

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.

# £495,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/BTS106186](https://barnardmarcus.co.uk/Property/BTS106186)



Property Ref:  
BTS106186 - 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.



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