



Cabul Road, London SW11 2PR

welcome to
Cabul Road, London

With over 1300 Sq. Ft of accommodation, we are delighted to offer for sale this substantial and superbly well-presented three bedroom apartment. This split level apartment has been designed to an exceptionally high standard and offers enviable living and entertaining space throughout. Being part of an exceptional new development known as 'The set'. The property is situated midway between Battersea Park and Clapham Junction, Cabul Road offers an enviable variety of entertainment, dining, drinking and shopping opportunities alongside excellent schools and first rate transport connections.

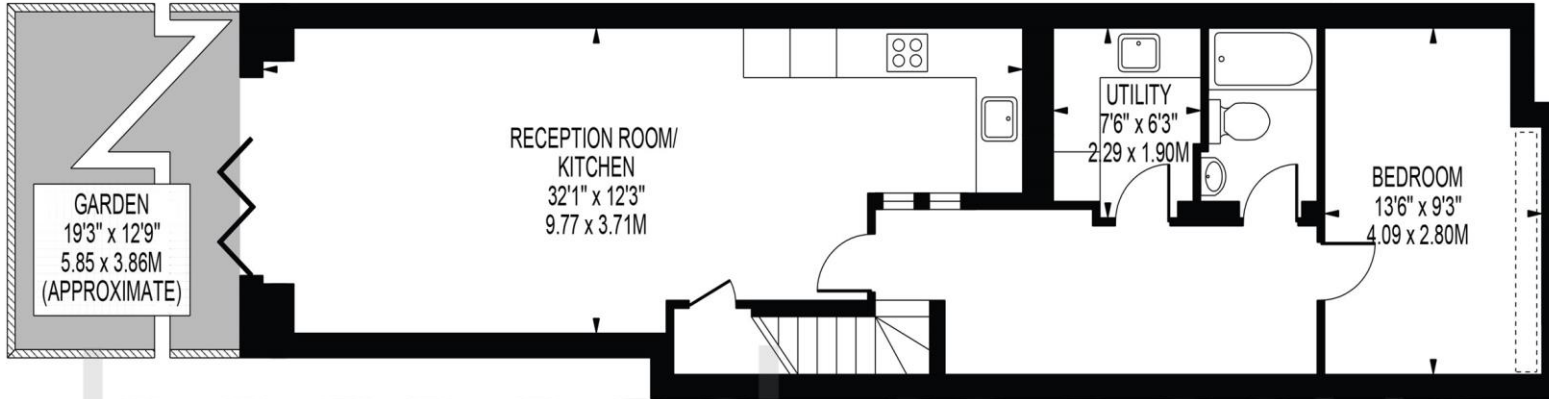
Battersea is a thriving residential area, with great restaurants and bars, all close by. A short distance away you can find Battersea Square. Its unique setting and continental style dining add a laid-back, village feel to this very special area of London. The cafes, restaurants and shops of Battersea Square, Battersea High Street and Battersea Park Road are also close by as well as Battersea Park with 200 acres of parkland.

Transport links are excellent Battersea Park and Clapham Junction (approximately 0.6 miles) stations are nearby with direct routes to either Victoria, Waterloo and the London Underground network. There are a variety of buses from Battersea Park Road going North of the river or to Vauxhall.

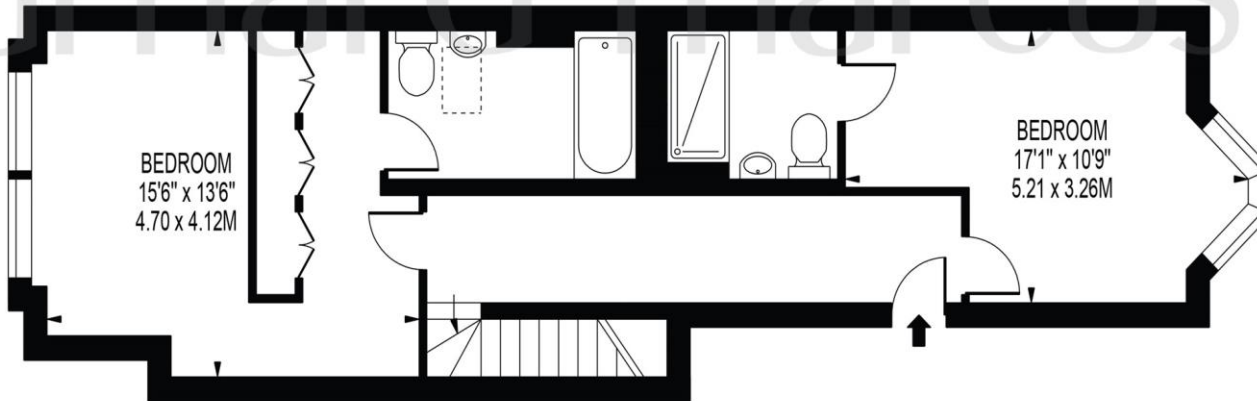


CABUL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1308 SQ FT - 121.52 SQ M



GROUND FLOOR



LOWER GROUND 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.

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Cabul Road, London

- Three generously sized bedrooms
- Private, patioed garden with bifold doors
- Ideally located close to Battersea Park and Battersea Square
- Spacious open plan reception room/kitchen
- Three bathrooms

Tenure: Leasehold EPC Rating: C

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.

£1,150,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/BTS106340](https://www.barnardmarcus.co.uk/Property/BTS106340)



Property Ref:
BTS106340 - 0002

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