



Latchmere Road, London SW11 2LA

welcome to

Latchmere Road, London

We are delighted to present this exceptional Garden Flat with Share of Freehold offered for sale in excellent condition throughout. The property is centrally located on Latchmere Road with Clapham Junction & Clapham Common being short distances away, Battersea Park is within easy reach as are the shops, bars and restaurants on St Johns Hill and Northcote Road.

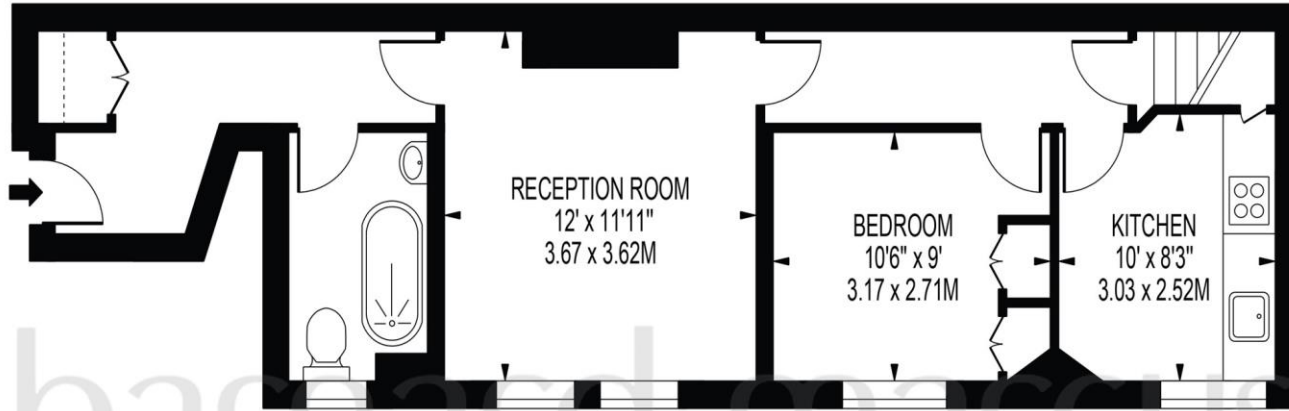
Unusually, this apartment has its very own private garden directly accessed from the property, Double bedroom, modern bathroom, kitchen and a bright sitting room.

We highly recommend an appointment to view. There is no onward chain.

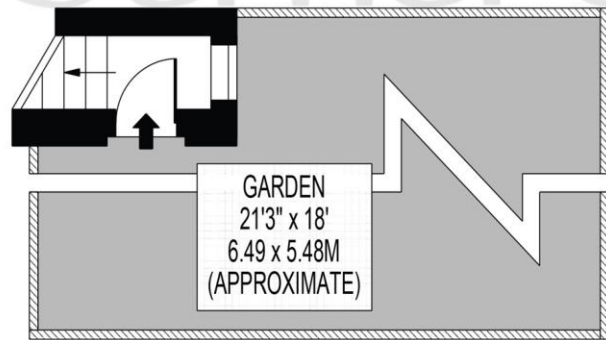


LATCHMERE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 525 SQ FT - 48.82 SQ M



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.
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

Latchmere Road, London

- Garden Flat
- Prime Location
- Close To Clapham Junction
- Double Bedroom
- Bright Sitting Room
- Great Condition
- No Chain
- Share of freehold

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.

£525,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106359



Property Ref:
BTS106359 - 0005

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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