



**Gideon Road, London SW11 5UA**



**welcome to**  
**Gideon Road, London**

We are delighted to offer for sale this exceptional purpose-built apartment situated in a central but quiet location just off Lavender Hill.

The recently decorated property has been extremely well cared for and is offered for sale in immaculate condition with a modern kitchen, bathroom, double bedroom, good sized living room and ample storage. There is also a residents car park with access to a residents-only secure bike shed.

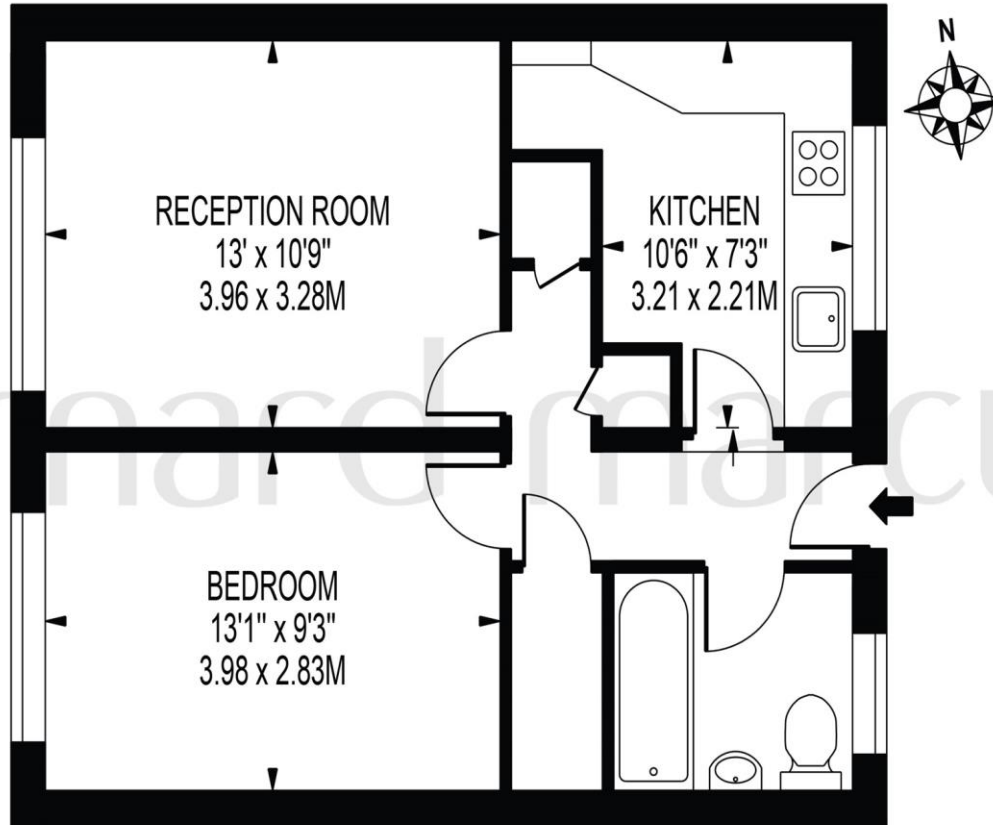
The property is situated in an elevated location and is well positioned for access to Clapham Junction, Clapham Common and Battersea Park. The shops, restaurants and bars of St Johns Hill and Northcote Road are a short distance away too.

We highly recommend an appointment to view.



# GIDEON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 474 SQ FT - 44.00 SQ M



## SECOND 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

## Gideon Road, London

- Superb Central Location
- Purpose Built Apartment
- Close To Clapham Junction
- Popular Lavender Hill Location
- One Double Bedroom
- Modern Kitchen & Bathroom
- Very Good Condition Throughout
- Sold With No Onward Chain

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.

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/BTS106409](https://barnardmarcus.co.uk/Property/BTS106409)



Property Ref:  
BTS106409 - 0006

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.

  
barnard marcus



**020 7228 8686**



[Battersea@barnardmarcus.co.uk](mailto:Battersea@barnardmarcus.co.uk)



235-237 Lavender Hill, Battersea, LONDON,  
SW11 1JW



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)