



Brussels Road, London SW11 2AF



welcome to
Brussels Road, London

We are delighted to offer for sale this beautifully kept and maintained Victorian period garden flat in the St John's Hill Grove Conservation Area.

End of terrace and benefiting from one of the largest gardens on the street, with private side access directly to the garden. Large enough to house a garden office or similar if a future owner desired.

Two bedrooms, open plan kitchen and living room with period features, an unusually wide hallway, and smart storage spaces with access to under stair areas, a loft, and outside storage.

Quiet road with minimal traffic yet seconds from St John's Hill with its array of cafes, restaurants, gym offerings, and boutiques/delis.

A short walk from Wandsworth Common and the Thames Path as well as Northcote Road, with the recently renovated Arding & Hobbs building hosting new delis, bars, and the high-spec Third Space gym and health club.

Less than 8 minutes walk to Clapham Junction with direct services into Central London terminals in under 10 minutes, direct routes to the likes of Shoreditch and Hampstead on the London Overground, less than 30 minutes to Gatwick Airport, and under an hour to the UK coastline.

Within the Wandsworth Council Tax area, the lowest Council Tax in the whole country.

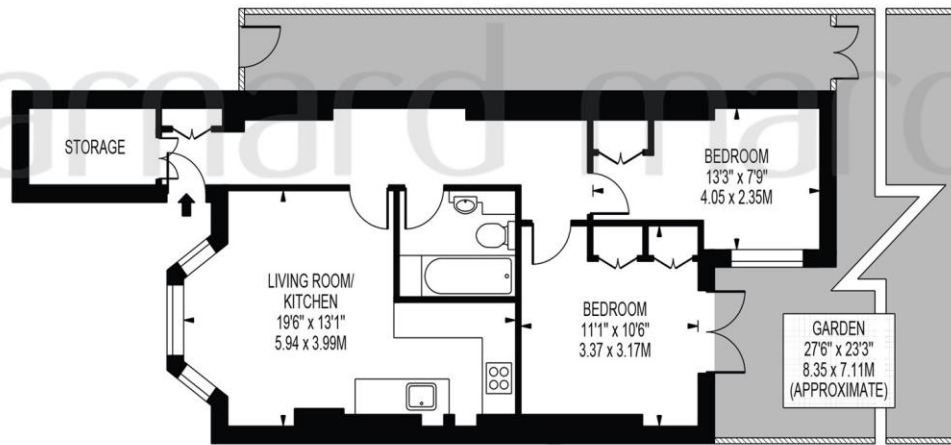


BRUSSELS ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA : 629 SQ FT - 58.49 SQ M

(INCLUDING LOFT & EXCLUDING GROUND FLOOR)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF LOFT : 12 SQ FT - 1.08 SQ M



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.

welcome to

Brussels Road, London

- St John's Hill Grove Conservation Area
- Large Private Garden
- Short Walk From Wandsworth Common And The Thames Path
- Less Than 8 Minutes Walk To Clapham Junction
- Central London Less Than 10 Minutes
- Two Good Sized Bedrooms
- Impeccably Presented
- Short Walk To St Johns Hill & Northcote Road

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.

£725,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106430



Property Ref:
BTS106430 - 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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