



**Nantes Close, London SW18 1JL**

**welcome to**

## **Nantes Close, London**

Situated on the first floor of this private building is this beautifully presented and ideally located purpose built flat, offering luxurious and well-proportioned accommodation. Having been fully refurbished by the current owner to the high standard, the property benefits from a modern fitted kitchen/living room, a double bedroom with built in wardrobes, a second smaller room perfect for office or nursery, and a modern stylish bathroom. The kitchen is perfectly designed for entertaining with a stunning island/breakfast bar, complete with Miele appliances integrated.

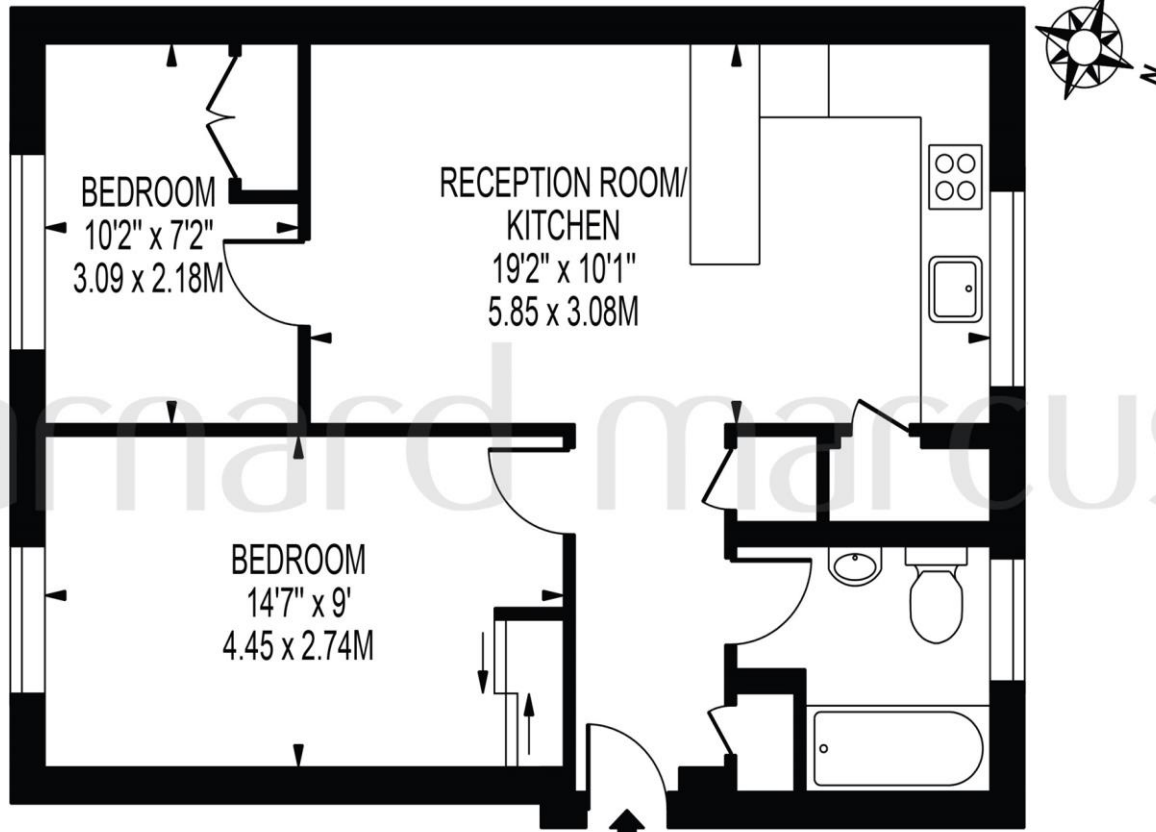
This apartment further benefits from an underfloor heating, a new wooden floor throughout, double glazed windows and lots of storage. There is additional storage in the hallway, door intercom system as well as having a communal drying room.

Nantes Close is a cul-de-sac located close to St Johns Hill where there is a vibrant array of bars, restaurants and local shops. With Clapham Junction and Wandsworth Town both within walking distance. There are a number of bus routes to choose from.



# NANTES CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 529 SQ FT - 49.10 SQ M



FIRST 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.  
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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

## Nantes Close, London

- Newly Refurbished Apartment
- Fully Fitted Kitchen/Miele Appliances
- Two Bedrooms
- Modern and Stylish Bathroom
- Underfloor Heating
- Wooden Floor
- Bright and Airy
- Long Lease

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.

# £425,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/BTS106631](https://www.barnardmarcus.co.uk/Property/BTS106631)



Property Ref:  
BTS106631 - 0006

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