



Kerrison Road, London SW11 2QE

welcome to

Kerrison Road, London

We are delighted to bring to the market this lovely one bedroom garden flat situated in a quiet residential road ideally located for Clapham Junction Railway station providing easy access to and from the city.

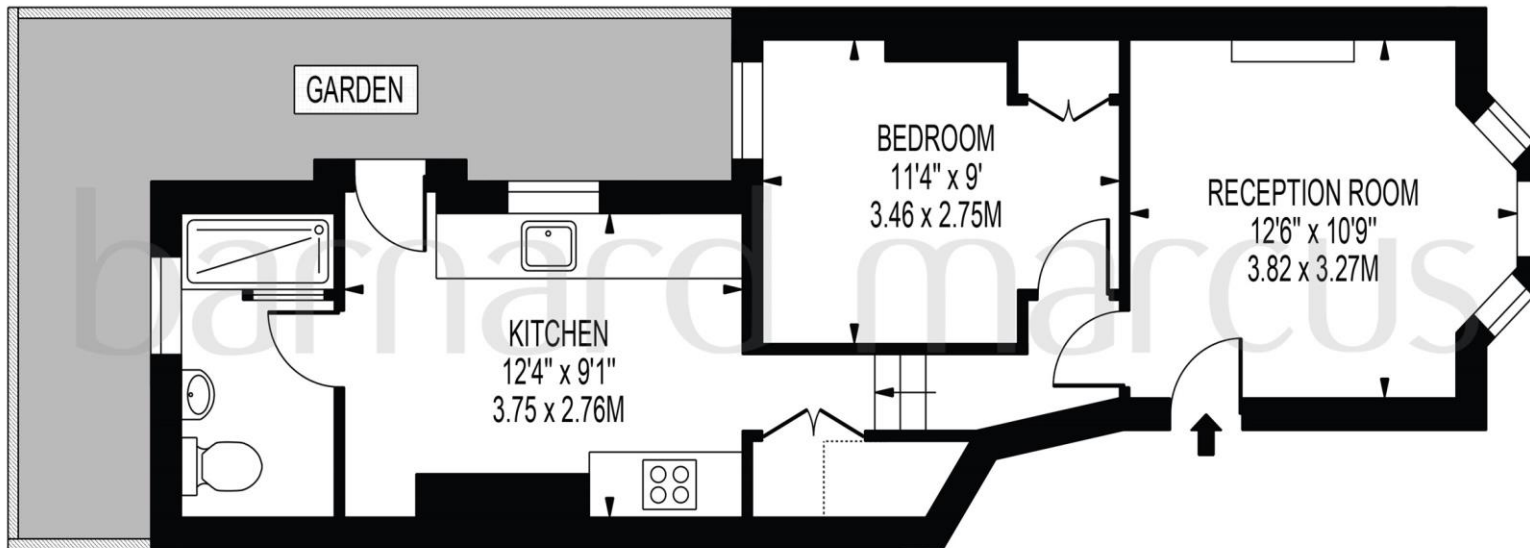
This apartment comprises from bright and spacious living room, a decent sized bedroom, a three-piece bathroom suite, a well-proportioned kitchen which opens onto a private rear garden offering the ideal summer retreat.

Kerrison road is in a tree-lined street of Victorian terraced houses situated in the sought after location known as "Little India" close to Battersea Park. Battersea Park provides over 200 acres of stunning mature Victorian park, including a lake, cafes and recreational activities. The house is situated close to Clapham Junction which provides excellent transport links to Victoria, the City and Waterloo. A regular bus service can take you over Battersea and Albert Bridge into Chelsea, then to the West End and Central London. Battersea Square offers local restaurants, coffee shops and bars, while supermarkets and other amenities can be found on Battersea Park Road. There are also a selection of good schools in the area.



KERRISON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 450 SQ FT - 41.80 SQ M



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

Kerrison Road, London

- Ground Floor Garden Flat
- One Double Bedroom
- Airy and Bright Throughout
- Good Condition
- Rear Garden
- Fantastic Location
- Chain Free
- Freehold

Tenure: Freehold EPC Rating: D

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106645



Property Ref:
BTS106645 - 0004

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



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



barnardmarcus.co.uk