



Gwynne Road, London SW11 3GL

welcome to
Gwynne Road, London

Barnard Marcus are pleased to present this beautiful 3rd floor two double bedroom, two-bathroom apartment located a stone's throw from Battersea Riverside.

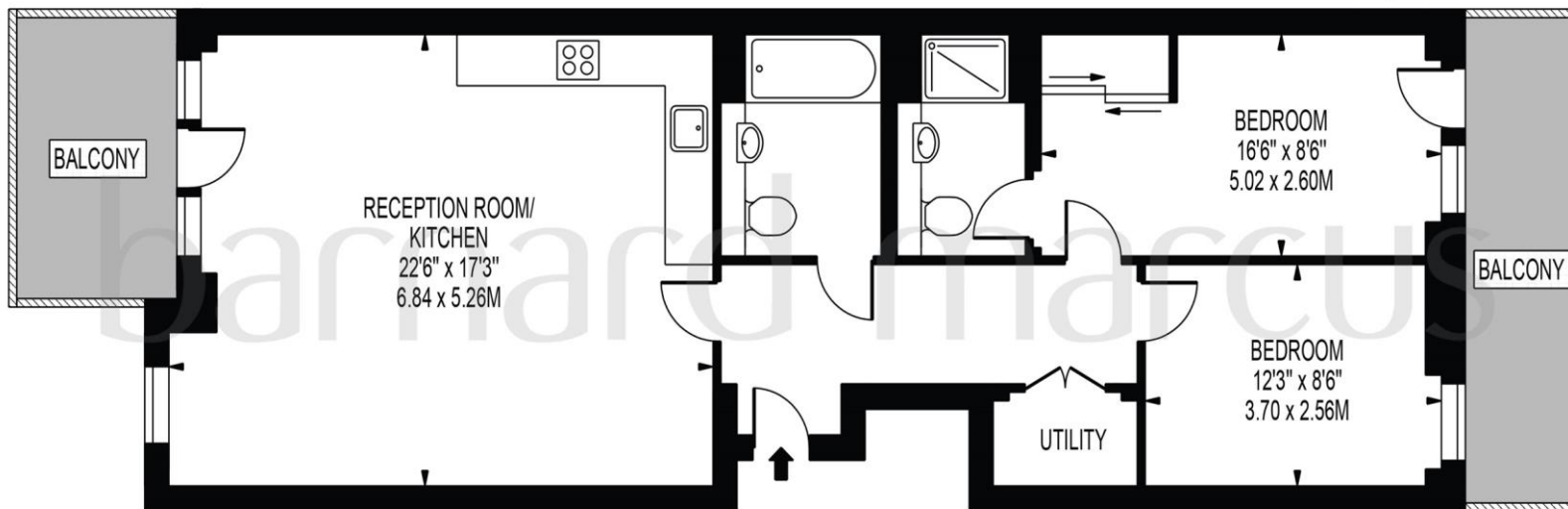
The apartment is well laid out and benefits from two good sized balconies. The open plan kitchen/reception room is large and airy, with access to the South-West facing balcony. The fitted kitchen has integrated appliances, granite surfaces and lovely views. There are wooden floors throughout the main areas. Both bedrooms are to the rear and have access to the rear balcony. The principal bedroom comes with a large en-suite shower room and fitted wardrobes. The family bathroom is fully tiled with fitted wall shower and additional storage. Further benefits include private secure parking and door entry system as well as large spacious communal roof terrace.

Gwynne Road is a quiet street, close to the cafes, bars and amenities of Battersea Square. The River Thames is just a short walk, with the Royal Academy of Dance just round the corner. Clapham Junction is close by, as is the Thames Clippers Water Taxis and there are a number of bus routes giving you numerous transport options.



GWYNNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 850 SQ FT - 78.99 SQ M



THIRD 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.

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- Two Double Bedrooms
- Two Bathrooms/En Suite
- Bright and Airy
- Two Large Balconies
- Parking
- Long Lease
- Very Good Condition

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 2422.00

Ground Rent: 701.48

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£625,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106669



Property Ref:
BTS106669 - 0009

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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