



barnard marcus

**Este Road, London SW11 2TT**

**welcome to**

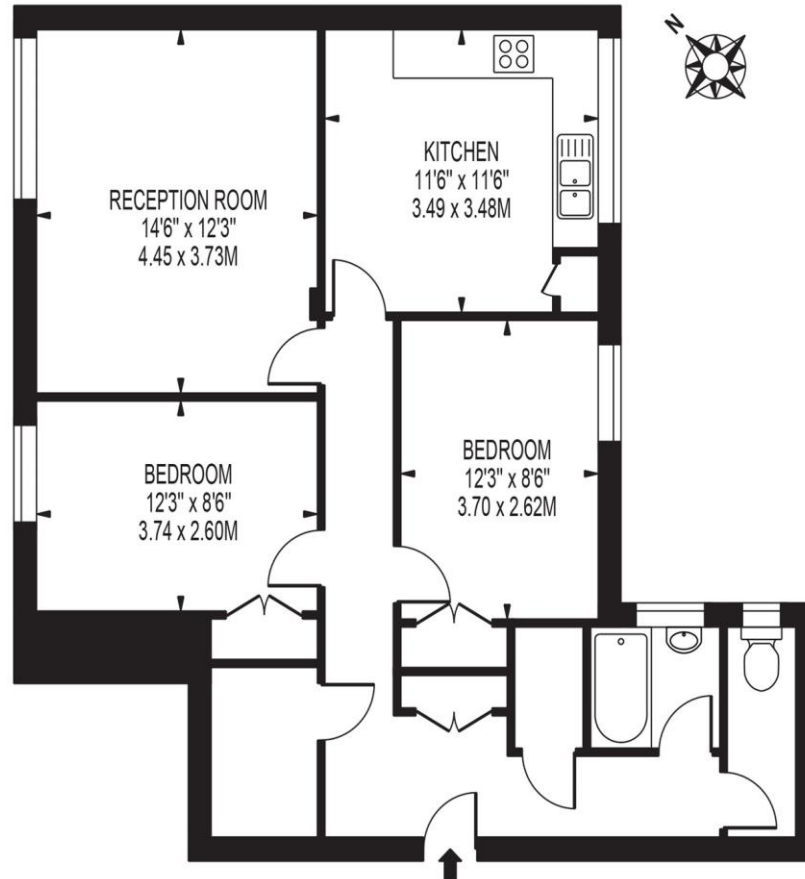
**Este Road, London**

Well-Presented 2 Bedroom Top Floor Flat - Este Road, SW11



## ESTE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 802 SQ FT - 74.51 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.

Located on the top floor of a well-maintained purpose-built block on Este Road, this bright and well-proportioned two-bedroom flat is offered in good condition throughout and provides an excellent opportunity for first-time buyers or investors alike.

The property comprises a spacious reception room with plenty of natural light, a separate modern kitchen, two generous double bedrooms, and a smart, fully tiled bathroom. Neutrally decorated and well cared for, the flat offers comfortable living with good storage options and a practical layout.

Ideally situated just 0.3 miles from Clapham Junction station, residents enjoy direct access to London Waterloo and Victoria in under 10 minutes, along with a wide range of bus routes and national rail links. The amenities of St John's Hill, Northcote Road, and Battersea Rise are all nearby, offering a fantastic mix of shops, cafes, bars, and restaurants.

Green spaces are within easy reach, with Clapham Common and Wandsworth Common both under a mile away, providing a perfect balance of city living and outdoor lifestyle.

This is a superb opportunity to secure a well-located and move-in ready flat in the heart of Battersea.



## welcome to Este Road, London

- Two generous double bedrooms
- Bright and spacious reception room
- Seperate modern kitchen
- Excellent built in storage
- Just 0.3 miles from Clapham Junction station

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1100.00

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Nov 1987.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £500,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/BTS106688](https://barnardmarcus.co.uk/Property/BTS106688)



Property Ref:  
BTS106688 - 0002

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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