



Southolm Street, London SW11 5EZ

welcome to

Southolm Street, London

Nestled on the first floor of an attractive period conversion, this bright and well-proportioned one-bedroom flat on Southolm Street, SW11, offers the perfect blend of charm, comfort, and convenience - ideal for first-time buyers, young professionals, or investors alike.

Perfectly positioned in the heart of Battersea, you'll benefit from easy access to a range of transport links:

Queenstown Road Rail Station - only 0.1 miles, served by South Western Railway for fast services to Waterloo and beyond .

Battersea Park Rail Station - around 0.12 miles, with Southern services to Victoria, Clapham Junction, and further destinations .

Battersea Power Station Tube (Northern line) - just 0.3 miles, perfect for effortless travel into central London .

Clapham Junction - approximately 1.2 miles, offering extensive rail and Overground connections

Excellent local bus services on Battersea Park Road and Latchmere Road, moments from your doorstep.

A short stroll from the popular Battersea Square, boasting charming cafés, pubs, and riverside walks.

Close to Battersea Park- 200 acres of open green space, a boating lake, and sports facilities.

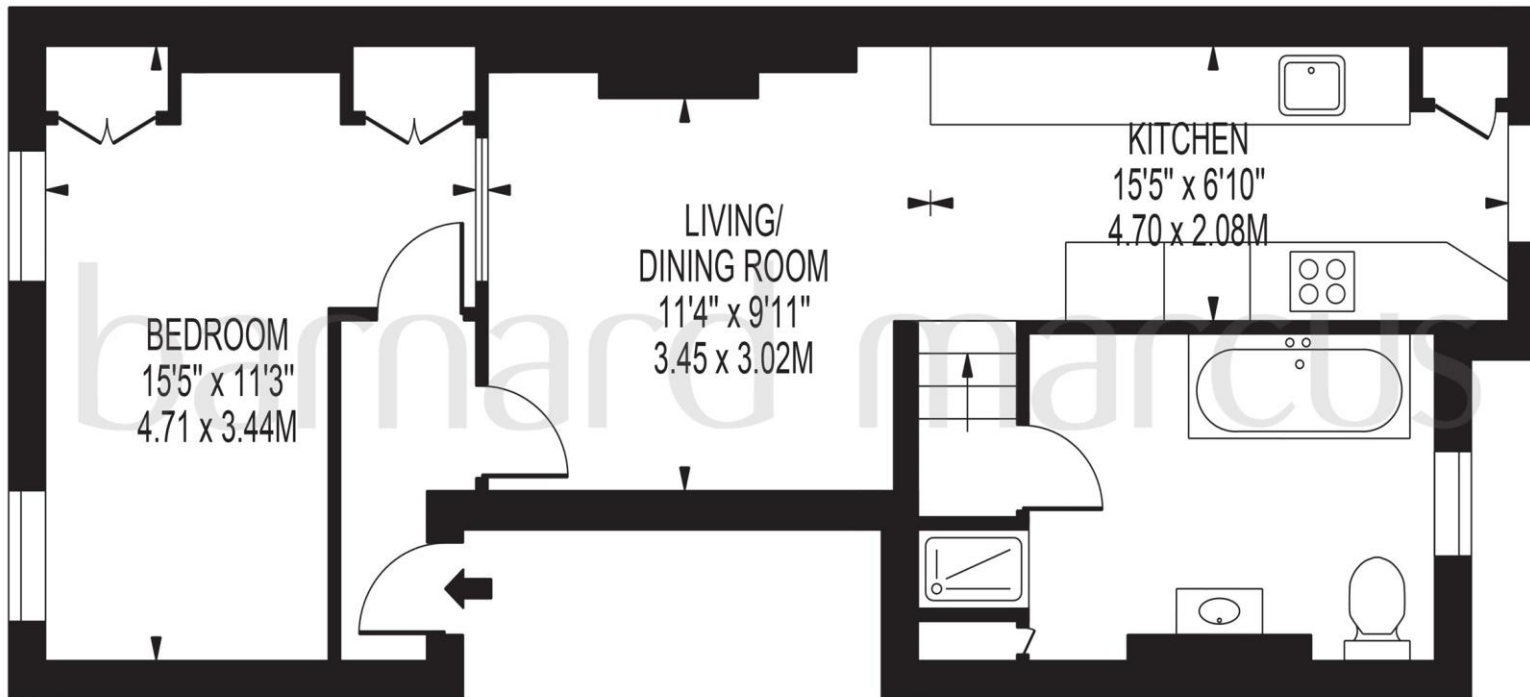
Minutes from the vibrant Northcote Road and Clapham Junction's bustling shops, bars, and restaurants.

Easy access to Battersea Power Station's new shopping and dining quarter.



SOUTHOLM STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 529 SQ FT - 49.17 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.
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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- One spacious double bedroom
- Bright and airy open-plan living area
- Modern fitted kitchen with integrated appliances
- Contemporary bathroom suite
- First floor of a charming period conversion
- Quiet residential street

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106708



Property Ref:
BTS106708 - 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.

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