



Phoenix Way, London SW18 2PW

welcome to

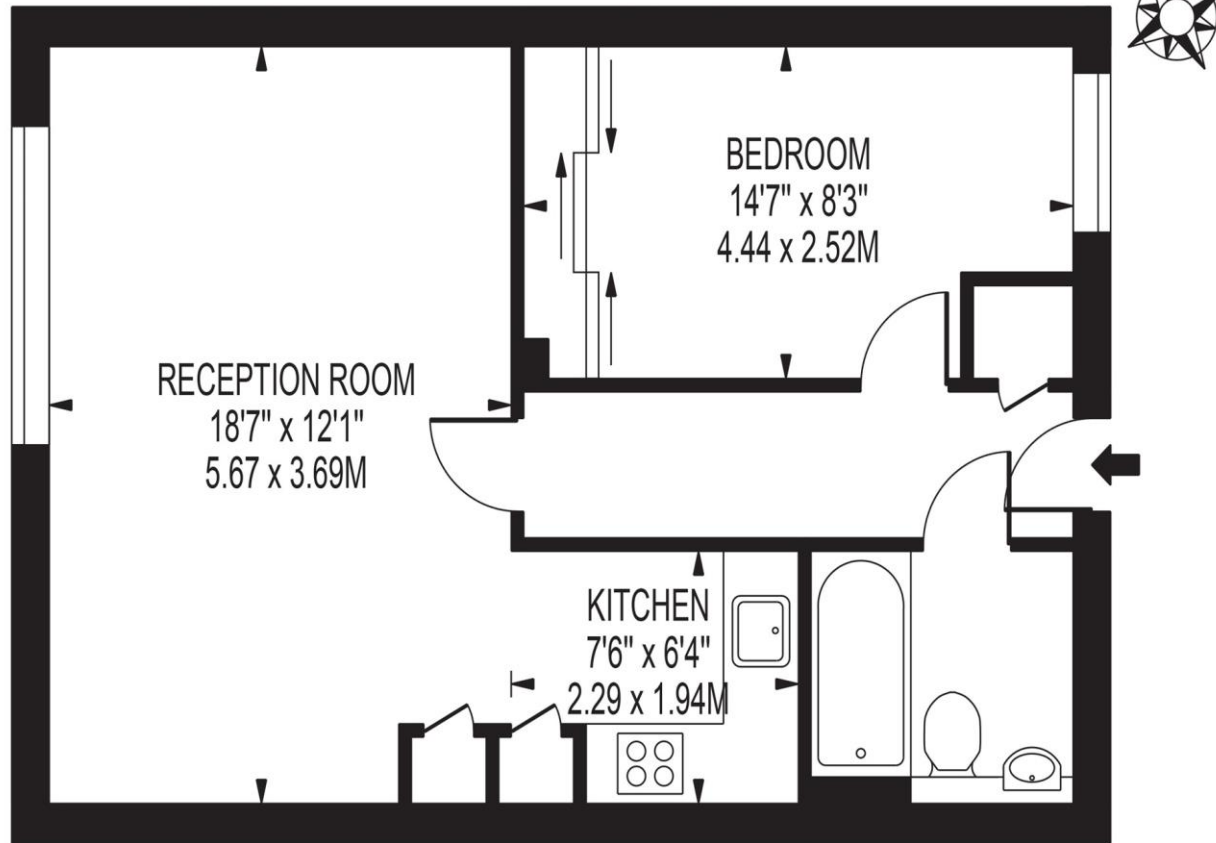
Phoenix Way, London

Barnard Marcus would like to present you with this beautiful one-bedroom apartment located within a desirable development on East Hill next to Wandsworth Common and just moments from the trendy bars and restaurants of St. John's Hill.



PHOENIX WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 502 SQ FT - 46.61 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.

Barnard Marcus would like to present you with this beautiful one-bedroom apartment located within a desirable development on East Hill next to Wandsworth Common and just moments from the trendy bars and restaurants of St. John's Hill.

This modern apartment is laid out over the second floor and comprises from open plan kitchen living area with integrated appliances, a floor to ceiling feature glass window, a large double bedroom with fitted wardrobes and a good sized newly fitted, fully tiled family bathroom with a heated towel rail.

Further benefits include large storage, lift access, secure parking for visitors, secure door entry system and a lovely communal garden. There is also a Zip Car station in the development.

Phoenix Way is ideally placed for the transport links on offer at Clapham Junction which provides commute times of around 10mins to Victoria and Waterloo as well as direct routes to Gatwick.

The cafes, bars and restaurants of St Johns Hill are on your doorstep and Northcote Road and Wandsworth Old Town are also close by.

The apartment is already compliant for EWS1 cladding certificate.

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Phoenix Way, London

- One Bedroom Apartment
- Open Plan Kitchen/Living/Dining Room
- Modern Bathroom
- Lift Access
- Communal Garden

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2900.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£365,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106843



Property Ref:
BTS106843 - 0007

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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