



**Reform Street, London SW11 5AJ**

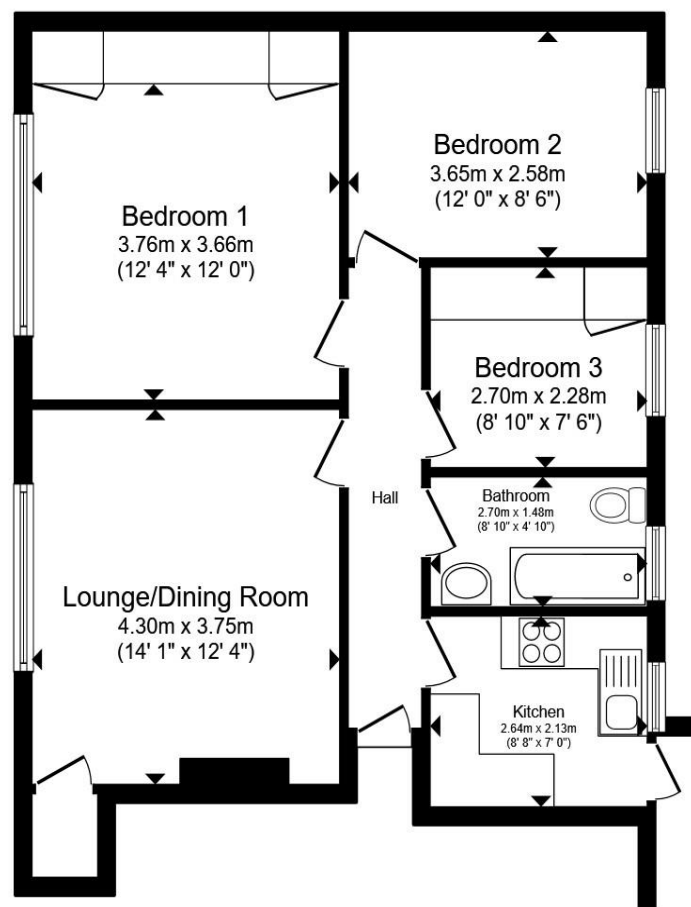


**welcome to**

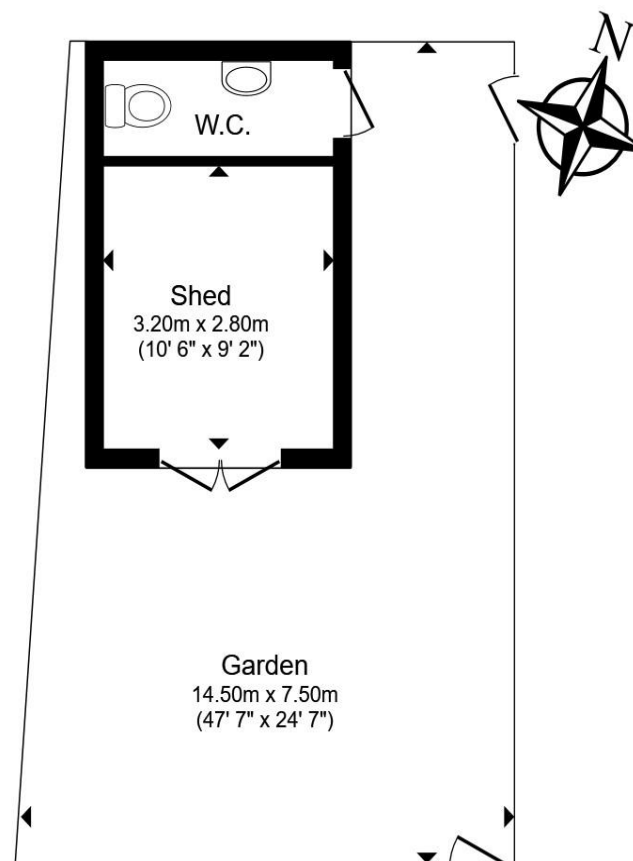
## **Reform Street, London**

Situated in the heart of the Latchmere conservation area is this charming three-bedroom Victorian purpose-built maisonette.





**Floor Plan**



**Outbuilding**

Total floor area 80.5 m<sup>2</sup> (866 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Situated in the heart of the Latchmere conservation area is this charming first floor, three-bedroom Victorian purpose-built maisonette.

This well-presented property consists of two good sized double bedrooms, one smaller bedroom, a bright and spacious living room, a kitchen with access to the private garden, and a three-piece good-sized bathroom. This property further benefits from private southwest facing garden and a fully functional garden studio with fitted WC.

Reform Street is a quiet, tree-lined street set just back from Battersea Park with its 200 acres of open space and recreational facilities a short walk away, including Battersea Park Zoo. Shops, bars and restaurants can be found moments away on Battersea Park Road, as well as Circus Village West situated at Battersea Power Station and Sloane Square just across Chelsea Bridge. The American Embassy is located 10 minutes away.

Rail networks can be found nearby at Clapham Junction, Battersea Park and Queenstown Road, as well as Battersea Power station (Norton Line).

welcome to

## Reform Street, London

- Three Bedrooms
- Bright and Spacious
- Private Southwest Facing Garden
- Garden Studio
- Long Lease
- Quiet Street in a Great Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Oct 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £725,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnardmarcus.co.uk](https://barnardmarcus.co.uk)



Property Ref:

BTS106820 - 0003

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.

**Not for marketing purposes INTERNAL USE ONLY**



**020 7228 8686**



[Battersea@barnardmarcus.co.uk](mailto:Battersea@barnardmarcus.co.uk)



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



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)