



barnard marcus

Gwynne Road, London SW11 3HA



barnard
marcus

welcome to

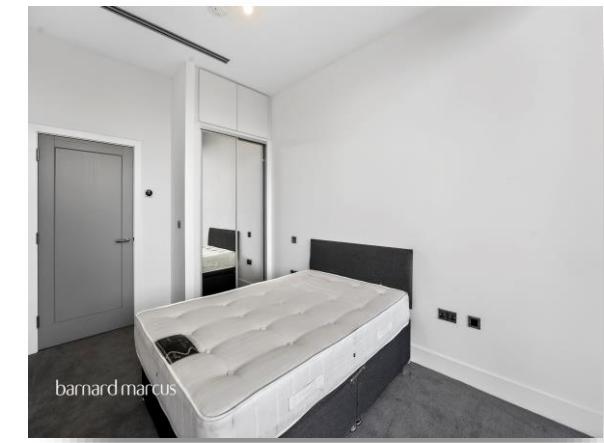
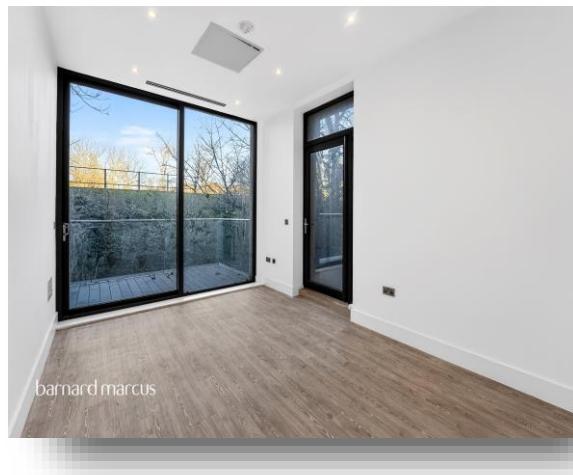
Gwynne Road, London

We are delighted to present this stunning one bedroom new build flat to the market, situated on the sought after Gwynne Road in Battersea.

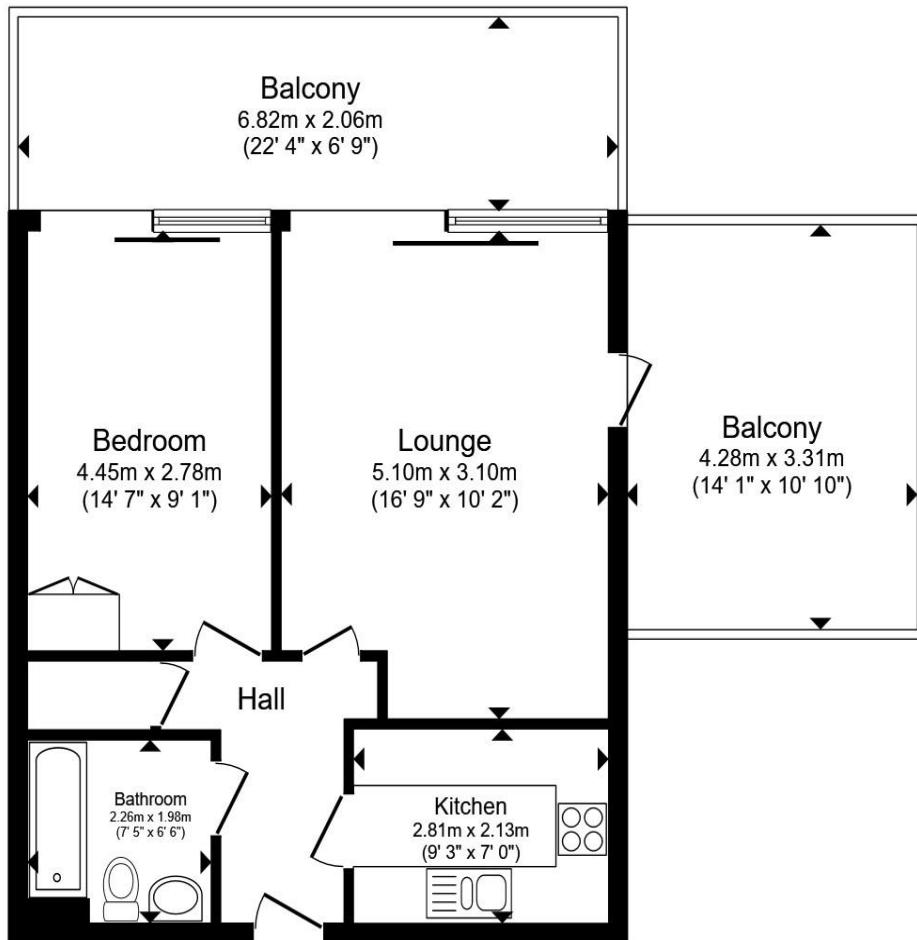
Expertly designed for modern living, this exceptionally well-finished property is perfect for first-time buyers, professionals, or investors looking to purchase in a vibrant and well-connected part of Southwest London.

The apartment offers a thoughtfully laid out living space, filled with natural light and finished to a high standard throughout. The property benefits from wonderfully high ceilings, approximately 3 meters throughout. The sleek fitted kitchen is separate to the bright living area, which opens onto the private balcony, perfect for enjoying your morning coffee or unwinding at the end of the day.

This apartment benefits from an especial large entrance hallway, with space for a desk by the large floor to ceiling window. This property also benefits from having air heating and cooling systems combining energy efficiency with comfort and style.



Location



Total floor area 48.4 m² (521 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

welcome to

Gwynne Road, London

- New Build One Bedroom Apartment
- Nearly Three Meter Ceilings
- 0.5 miles to Clapham Junction
- Private Balcony
- Separate kitchen

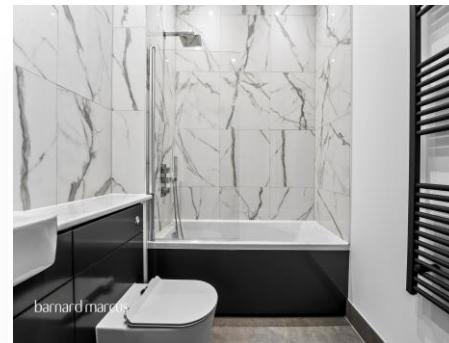
Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: 1.00

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



view this property online barnardmarcus.co.uk/Property/BTS106867

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.



Property Ref:
BTS106867 - 0005

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.

Please note the marker reflects the postcode not the actual property



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