



barnard marcus



**Gwynne Road, London SW11 3HA**



barnard  
marcus

The logo for barnard marcus consists of four colored circles (green, orange, red, and blue) arranged in a horizontal line, followed by the company name 'barnard marcus' in a lowercase, sans-serif font.

**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.

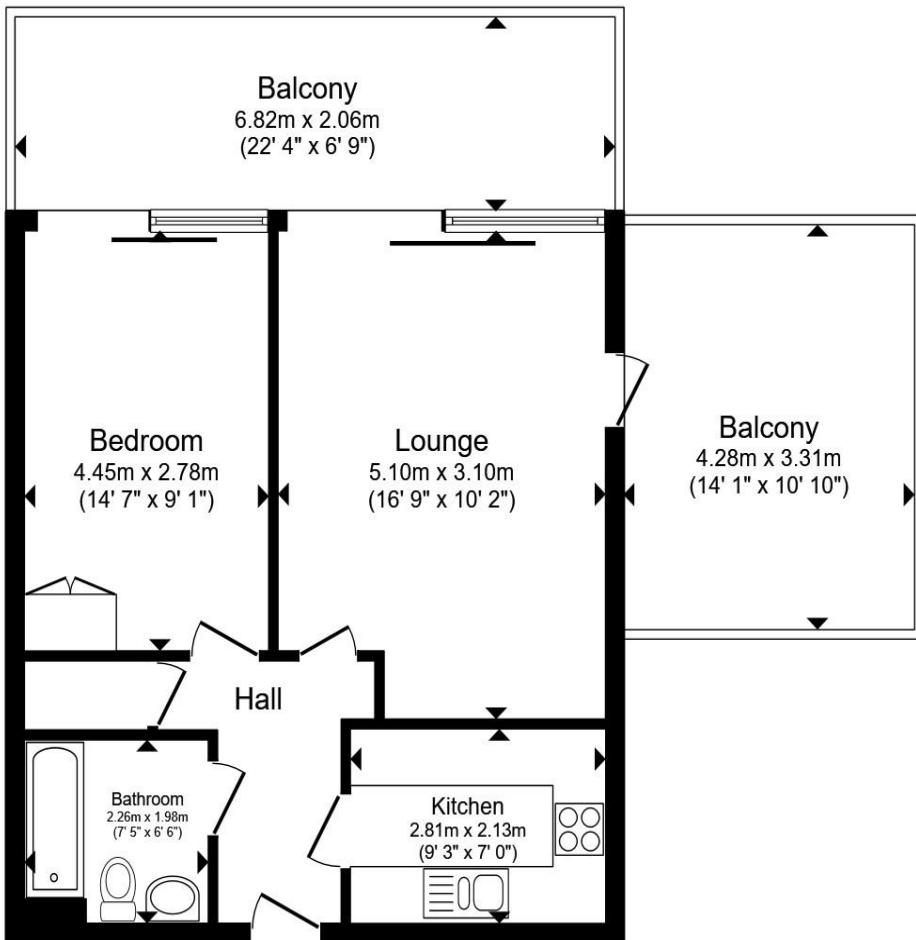
Expertly designed for modern living, this exceptionally well finished property is perfect for first-time buyers, professionals, or investors looking to purchase in a vibrant and well-connected part of Southwest London.

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 three 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 property also benefits from having air heating and cooling systems combining energy efficiency with comfort and style.

Located just 0.5 miles from Clapham Junction Station and less than 100m from the River Thames, residents enjoy fast and frequent connections to London Waterloo, Victoria, and beyond. There are numerous bus routes operating in the vicinity along nearby Battersea Park Road and St John's Hill. For a scenic commute or weekend outing, the Thames Clipper service at Plantation Wharf Pier is a short walk away and the local area is rich in amenities, with the ever-popular Northcote Road, offering a fantastic selection of independent shops, cafés, and restaurants.





Total floor area 48.4 m<sup>2</sup> (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](http://www.propertybox.io)

welcome to

## Gwynne Road, London

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

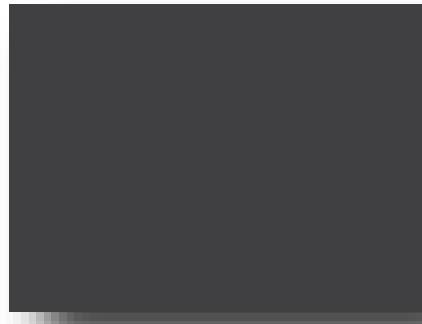
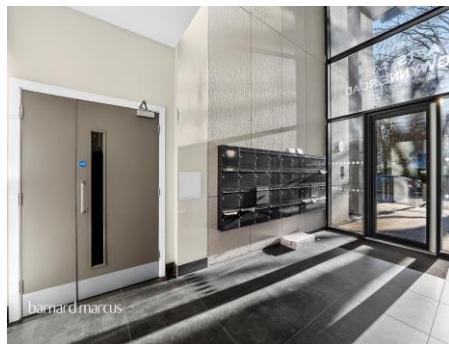
Tenure: Leasehold EPC Rating: Exempt

Service Charge: 3060.44

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/BTS106897](http://barnardmarcus.co.uk/Property/BTS106897)

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:  
BTS106897 - 0003

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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