



Pitt House, Maysoule Road London SW11 2BT

welcome to

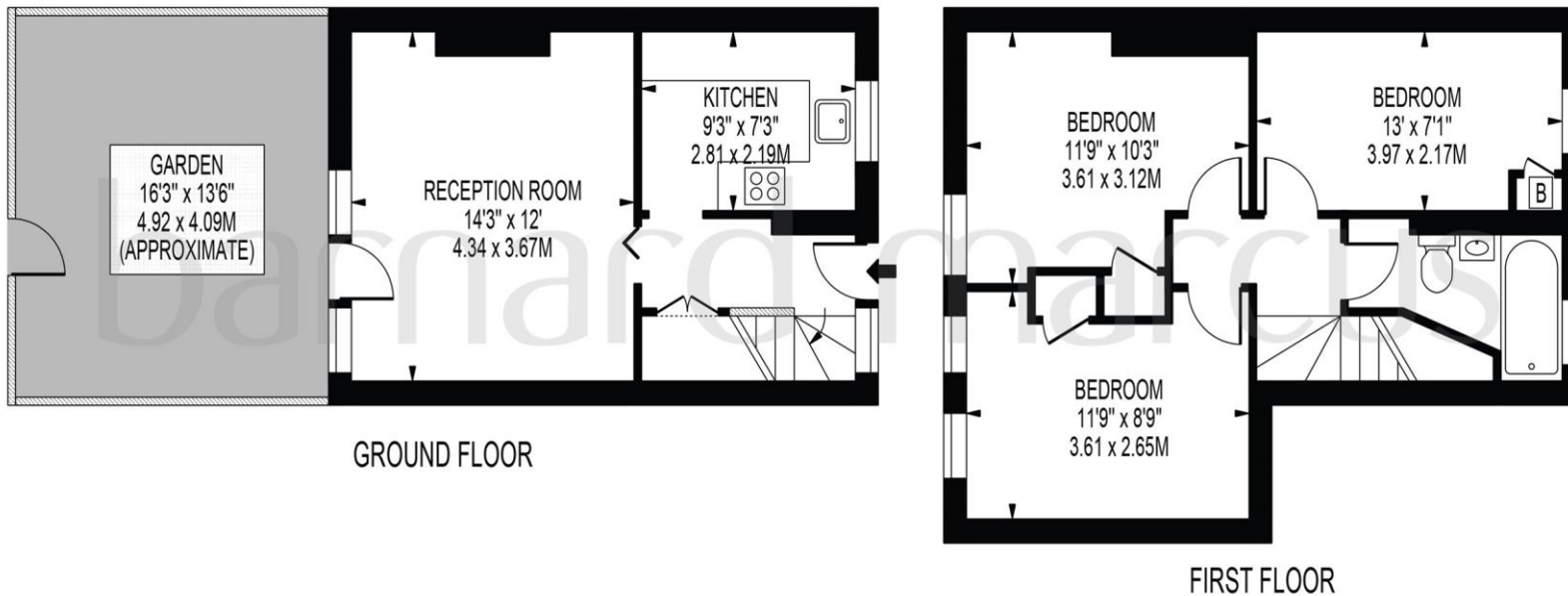
Pitt House, Maysoule Road London

Offered to the market chain free and in excellent condition throughout, is this three double bedroom split level purpose built flat located in between Clapham Junction and Wandsworth Town train stations. The property has been very well looked after by the current owners and offers spacious accommodation throughout, comprising; large reception room, tiled three piece bathroom suite, well presented kitchen with a range of fitted appliances and three well proportioned bedrooms together with a PRIVATE REAR GARDEN. Offering an abundance of natural light and space, the property further benefits from residents off street parking, ample storage space and a secure entry system. Pitt House is situated within a popular residential area located off York Road. Wandsworth Town and Clapham Junction train stations are within close proximity, as are the amenities of Old York Road and Plough Road which offer a wide selection of bars, shops and restaurants.



PITT HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 727 SQ FT - 67.54 SQ M



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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Pitt House, Maysoule Road London

- Three well proportioned bedrooms
- Large reception room
- Residents parking
- Great local transport links
- Private rear garden
- Popular central location

Tenure: Leasehold EPC Rating: C

Guide Price

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/BTS106204](https://www.barnardmarcus.co.uk/Property/BTS106204)

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.



Property Ref:
BTS106204 - 0006

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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