



**Boutflower Road, London SW11 1RE**



**welcome to**

## **Boutflower Road, London**

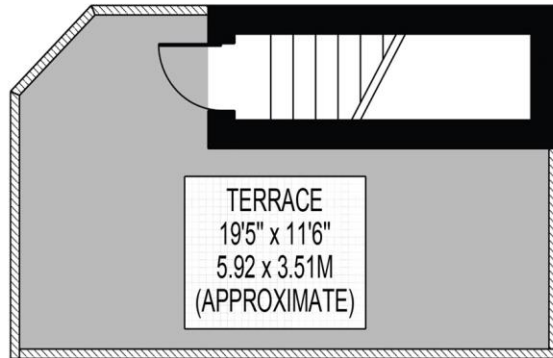
Contemporary and stylish split level apartment, situated in a popular and sought after location within easy reach of Clapham Junction. The apartment is fully refurbished throughout and comprises spacious open plan reception room/kitchen, double bedroom, separate study/office area and modern bathroom. Another unique feature of the apartment is a large private roof terrace with private access from the landing with 360 degree views of London and beyond.

Boutflower Road is just off Battersea Rise which has an excellent selection of shops, bars and restaurants and is also located close to all of the amenities of Northcote Road. Clapham Junction train station is a short stroll away as are the green spaces of Clapham Common & Wandsworth Common.

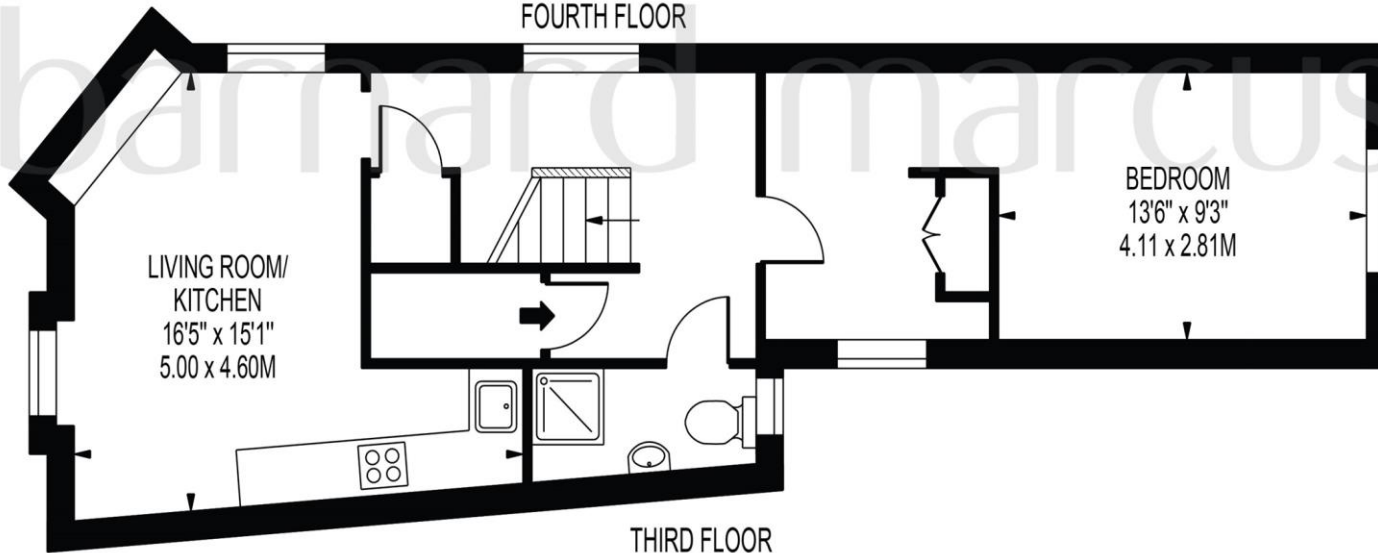


# BOUTFLOWER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 573 SQ FT - 53.26 SQ M



FOURTH FLOOR



THIRD 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.

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## Boutflower Road, London

- Period Conversion
- Private Roof Terrace
- Open Plan Reception/Kitchen
- Double Bedroom
- Fully Refurbished
- Superb Location
- Close to Clapham Junction
- No Onward Chain

Tenure: Leasehold EPC Rating: D

guide price

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/BTS106106](https://www.barnardmarcus.co.uk/Property/BTS106106)

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:  
BTS106106 - 0008

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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