



Latchmere Road, London SW11 2JZ



welcome to

Latchmere Road, London

A great opportunity to buy a large one bedroom apartment with two private terraces and a share of the freehold.

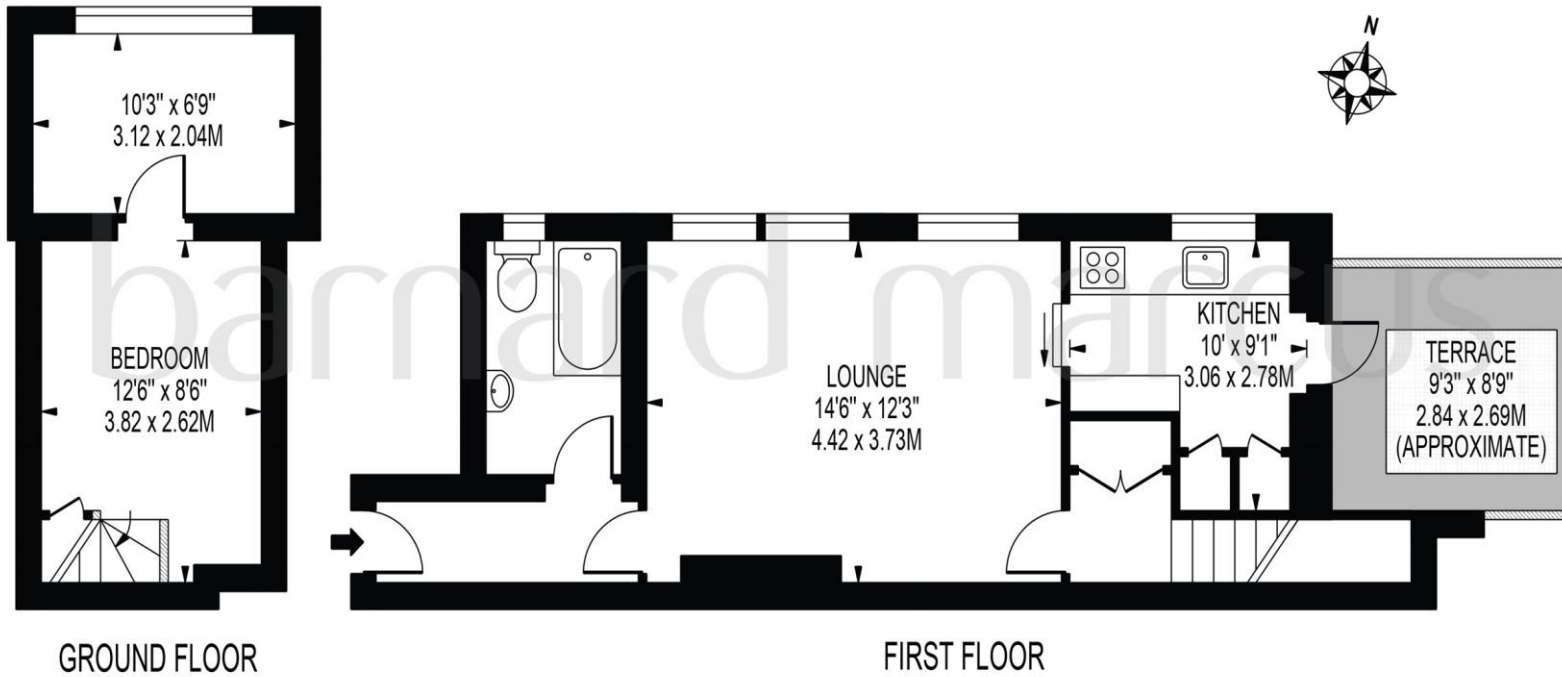
Laid out across the first floor this purpose built period property retains many original features. The reception is complete with bespoke shelving, the front of the building catches the afternoon and evening sun. The kitchen has been re-fitted out in a modern style as has the bathroom. There is one double bedroom with a private terrace and a further private terrace is accessed via the kitchen. The bathroom and w.c. have both been recently refurbished.

Latchmere Road is ideally situated for all the amenities and transport that Battersea has to offer. Clapham Junction is a short walk giving you access to Victoria and Waterloo in around 10mins. There are also a number of bus routes to choose from. Northcote Road with its bars and restaurants, Battersea Park & Clapham common are all within walking distance as is the new Zone 1 Battersea Power Station.



LATCHMERE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 575 SQ FT - 53.43 SQ M



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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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- Victorian Purpose built
- One Double Bedroom
- Two private roof terraces
- Share of freehold
- Fantastic Condition
- Lots of Character
- Close to Clapham Junction

Tenure: Leasehold EPC Rating: C

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.

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106260



Property Ref:
BTS106260 - 0007

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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