



Cabul Road, London SW11 2PR



welcome to

Cabul Road, London

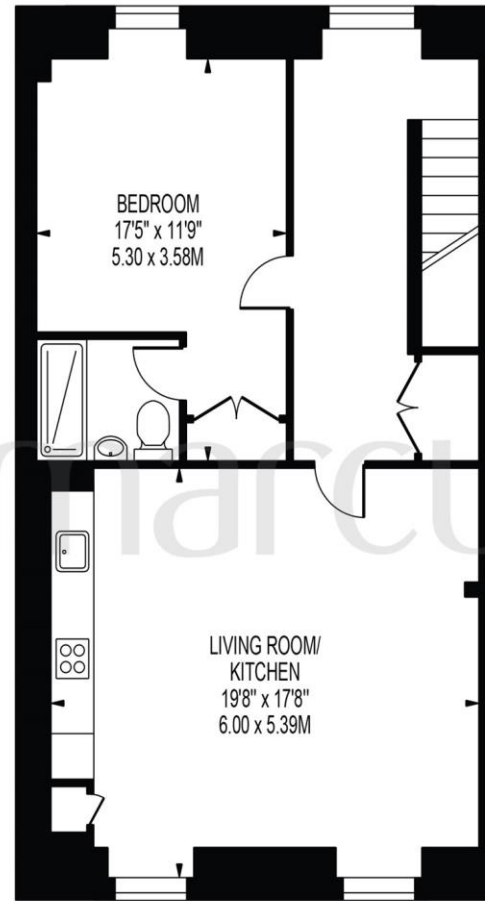
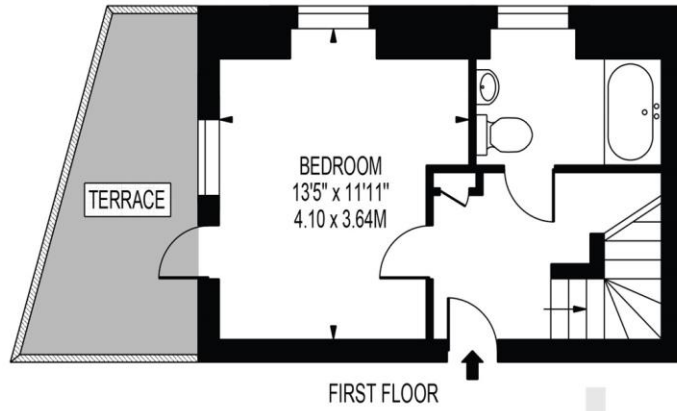
Stylish and central duplex apartment situated in this landmark building. The Set has been carefully crafted by converting an old film studio in a popular and quiet part of Battersea. The building has plenty of character and is finished to an exacting standard. This two bedroom split level duplex apartment home is finished to the highest of standards with Italian kitchen, Siemens appliances, Villeroy & Bosch sanitary ware, solid engineered wood flooring and marble finishes.

Cabul Road is a quiet residential street set off the main hubbub but still only minutes from Clapham Junction, giving you commute times of around 10mins to Waterloo & Victoria as well as direct routes to Gatwick and beyond. There is a large range of schools to choose from between private and state options. Battersea Square with eclectic cafes and restaurants is close by, as is Northcote Road for shops, bars and boutique gyms.



CABUL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 959 SQ FT - 89.14 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.

welcome to

Cabul Road, London

- NEWLY REFURBISHED - EXISTING BUILD WARRANTY
- HIGH SPECIFICATION
- TURN KEY OPTION
- IDEAL LOCATION
- MULTIPLE TRANSPORT LINKS & OPTIONS
- BRANDED APPLIANCES
- SPLIT LEVEL
- CLOSE TO CLPAHAM 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.

guide price

£875,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/BTS106350](https://www.barnardmarcus.co.uk/Property/BTS106350)



Property Ref:
BTS106350 - 0003

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.

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.


barnard marcus



020 7228 8686



Battersea@barnardmarcus.co.uk



235-237 Lavender Hill, Battersea, LONDON,
SW11 1JW



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)