



**Brooklands Court Wandsworth Road, London SW8 3LX**

**welcome to**

## **Brooklands Court Wandsworth Road, London**

Barnard Marcus are delighted to offer for sale this stunning two bedroom larger than average flat comprises a spacious reception room with space for a dining area and direct access to the private balcony and a modern separate kitchen.

This flat also boasts two double bedrooms with the main bedroom being of considerable size, a modern bathroom and ample storage throughout. There is also secure cycle storage, and an off-street car park (some places available on a first come first serve basis with a valid permit) and we have been informed that there could also be potential to buy a parking space although we recommend that any prospective buyer confirms this via their legal representative.

The property is on Wandsworth Road, a stone's throw from Clapham Old Town in a mixed residential light commercial area. Located close to a wide range of shops, restaurants and businesses in Clapham Old Town and Clapham High Street, and the large open spaces of Clapham Common and Battersea Park.



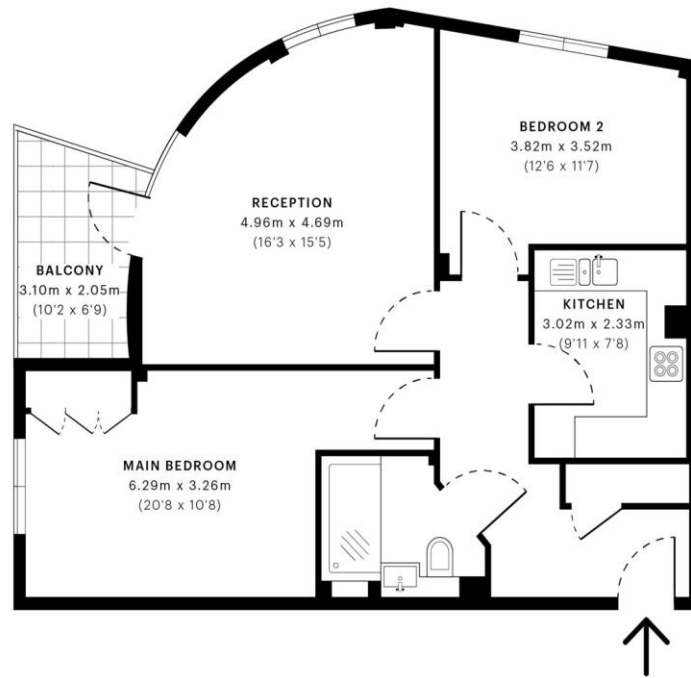


# Brooklands Court, SW8

CAPTURE DATE  
07/06/2021

LASER SCAN POINTS  
2,203,961

GROSS INTERNAL AREA  
70.8 Sqm / 762.1 Sqft



— First Floor



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.



IPMS 3B RESIDENTIAL  
77.1 Sqm / 829.5 Sqft

IPMS 3C RESIDENTIAL  
74.3 Sqm / 799.4 Sqft

SPEC ID  
60b61193a425a90da31fa65

GROSS AREA (INTERNAL)  
The footprint of the property  
70.8 Sqm / 762.1 Sqft

NET AREA (INTERNAL)  
Excludes walls and external features  
67.6 Sqm / 727.4 Sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
5.0 Sqm / 54.1 Sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.0 Sqm / 0.0 Sqft

welcome to

## Brooklands Court Wandsworth Road, London

- TWO DOUBLE BEDROOMS
- BALCONY
- MODERN INTERIOR
- MODERN BLOCK
- AMPLE STORAGE

Tenure: Leasehold EPC Rating: B

# £515,000



Please note the marker reflects the  
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 99 years from 28 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks

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:  
CPM106839 - 0007

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

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