



Bradfield House Wandsworth Road, London SW8 4UA

welcome to

Bradfield House Wandsworth Road, London

Barnard Marcus present to the market this ONE DOUBLE BEDROOM top floor flat nested in popular Bradfield House on Wandsworth Road. The property internally in our opinion offers spacious living accommodation combined with a separate kitchen as well as a bathroom and warmed by radiator heating.



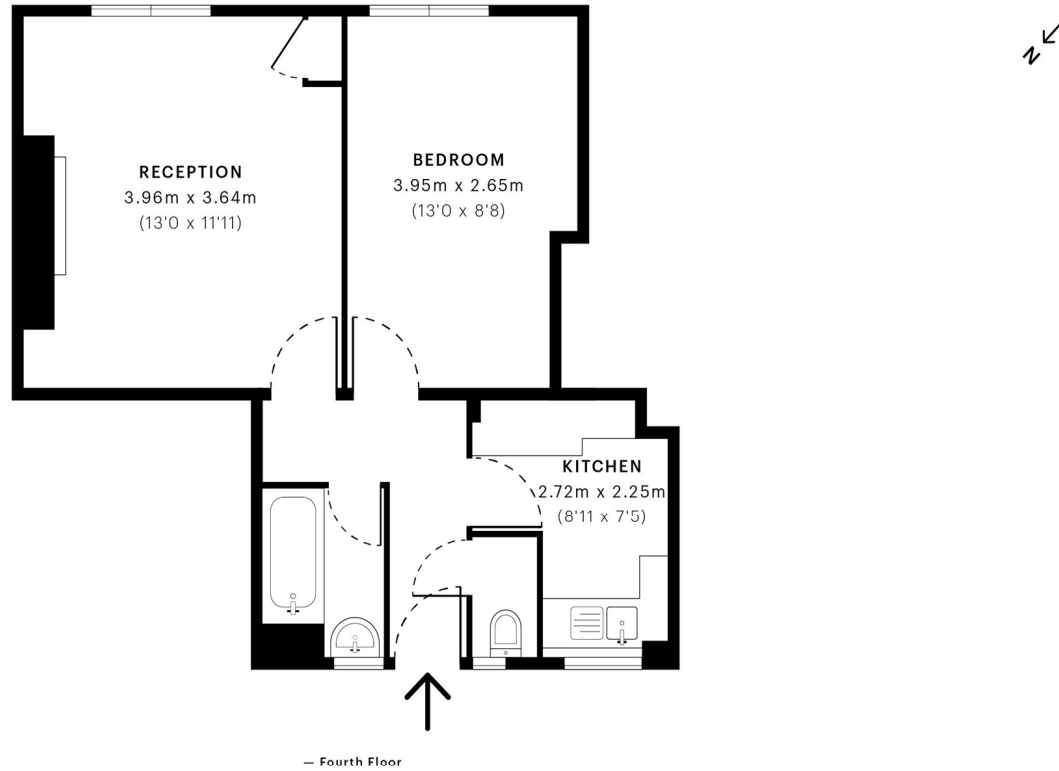


Bradfield House, SW8

CAPTURE DATE
15/07/2021

LASER SCAN POINTS
882,720

GROSS INTERNAL AREA
38.1 Sqm / 410.1 Sqft



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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
37.7 Sqm / 405.5 Sqft

IPMS 3C RESIDENTIAL
36.2 Sqm / 389.3 Sqft

SPEC ID
60eec1138348c40de7d912cd

GROSS AREA (INTERNAL)
The footprint of the property
38.1 Sqm / 410.1 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
35.5 Sqm / 382.7 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

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

welcome to

Bradfield House Wandsworth Road, London

- ONE DOUBLE BEDROOM
- TOP FLOOR
- SEPARATE KITCHEN AND LOUNGE
- IDEAL STARTER HOME
- NO ONWARD CHIAN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Apr 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£275,000

view this property online barnardmarcus.co.uk/Property/CPM105682



Property Ref:
CPM105682 - 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.

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.



Please note the marker reflects the
postcode not the actual property



barnard marcus



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