



Alderley House, Albion Avenue, London SW8 2AN



welcome to

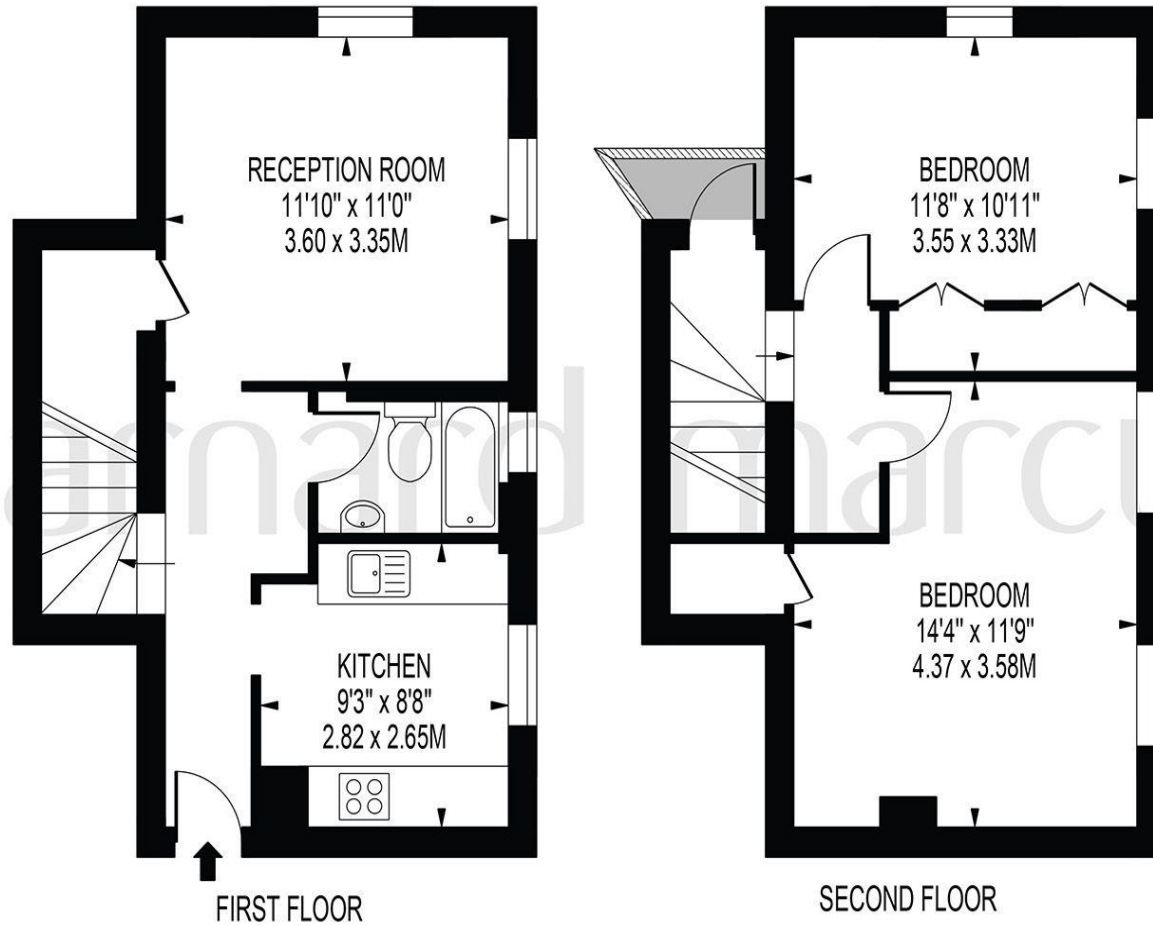
Alderley House, Albion Avenue, London

A bright and spacious apartment on the first and second floor of a well-maintained, low-rise block just off Wandsworth Road. The property is offered in good condition throughout and would make an ideal first-time purchase or investment. Comprising entrance hall, spacious reception, separate fitted kitchen, two large double bedrooms and full family bathroom suite. With transport links from Stockwell and Clapham North both in easy walking distance, overground from Wandsworth Road just around the corner, and numerous bus routes on the doorstep.



ALDERLEY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 705 SQ FT - 65.52 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

Alderley House, Albion Avenue, London

- Long lease
- Great transport links
- Split level
- Two double bedrooms
- Attractive purpose low rise block

Tenure: Leasehold EPC Rating: E

guide price

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CPM107059](https://www.barnardmarcus.co.uk/Property/CPM107059)

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 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:
CPM107059 - 0003

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