



Clarion House Park Hill, London SW4 9PB



welcome to

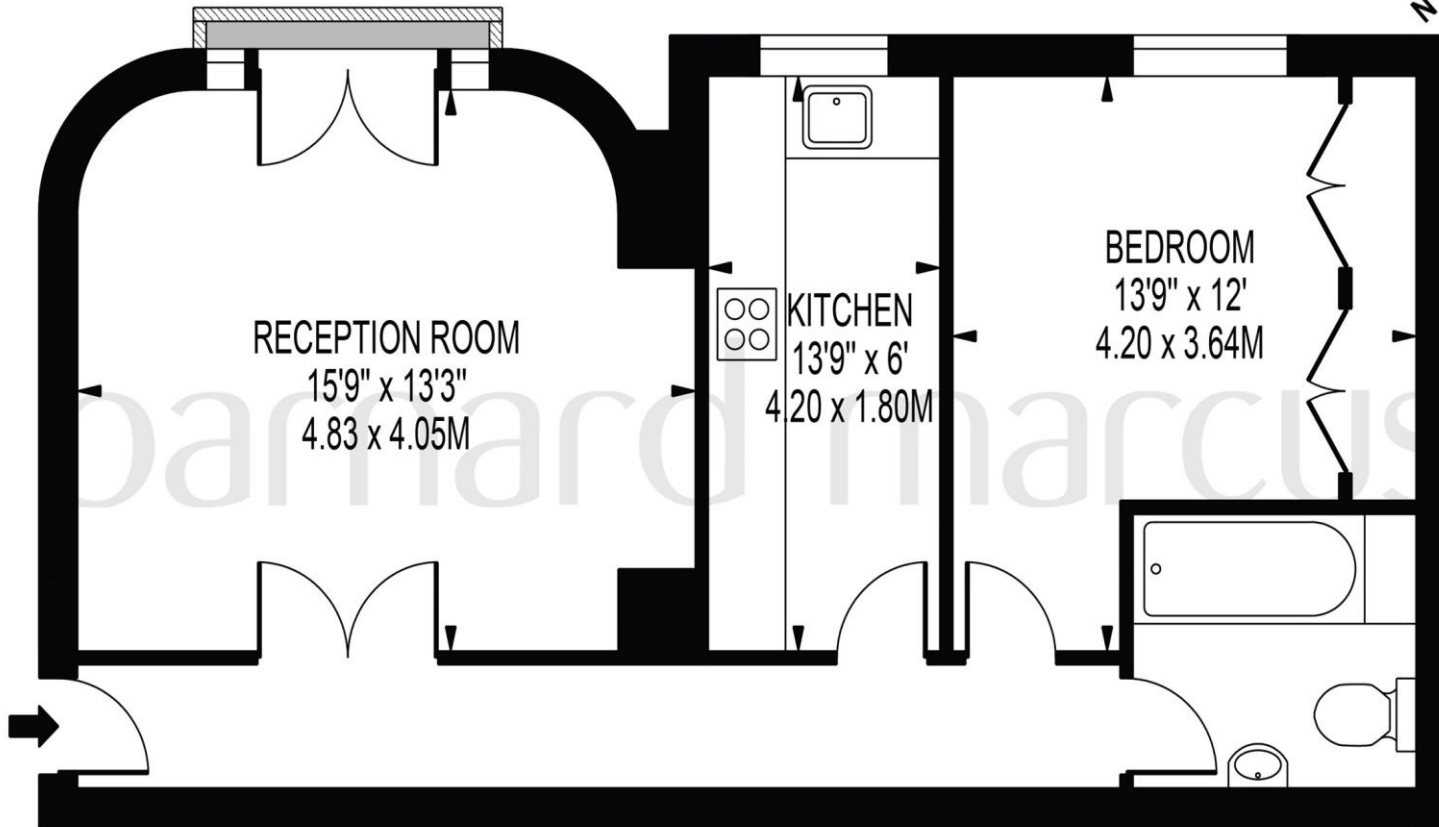
Clarion House Park Hill, London

A well-presented ground floor period built one bedroom apartment wonderfully located in the heart of Clapham. This property has been completely refurbished and is ready to move into immediately.



CLARION HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 563 SQ FT - 52.32 SQ M



GROUND FLOOR

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.

A well-presented ground floor period built one bedroom apartment wonderfully located in the heart of Clapham.

The accommodation comprises of a large reception room with dining space, floods of natural light, a newly fitted three-piece family bathroom, a newly fitted kitchen and a large double bedroom with fitted in storage. This property has been completely refurbished and is ready to move into.

Clarion House, Clapham is amongst an array of local bars, restaurants and supermarkets set within the local area.

This superb one double bedroom apartment is within walking distance to Clapham High Street, Clapham Common, Clapham Common Underground Station, Clapham North Station and Clapham High Street Overground Station.

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- Newly Refurbished
- Private Off Street Parking
- Newly Fitted Kitchen
- Newly Fitted Three Piece Family Bathroom
- Fantastic Location

Tenure: Leasehold EPC Rating: D

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/CPM105502



Property Ref:
CPM105502 - 0002

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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