



Arden House, Grantham Road, London, SW9 9DR

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welcome to

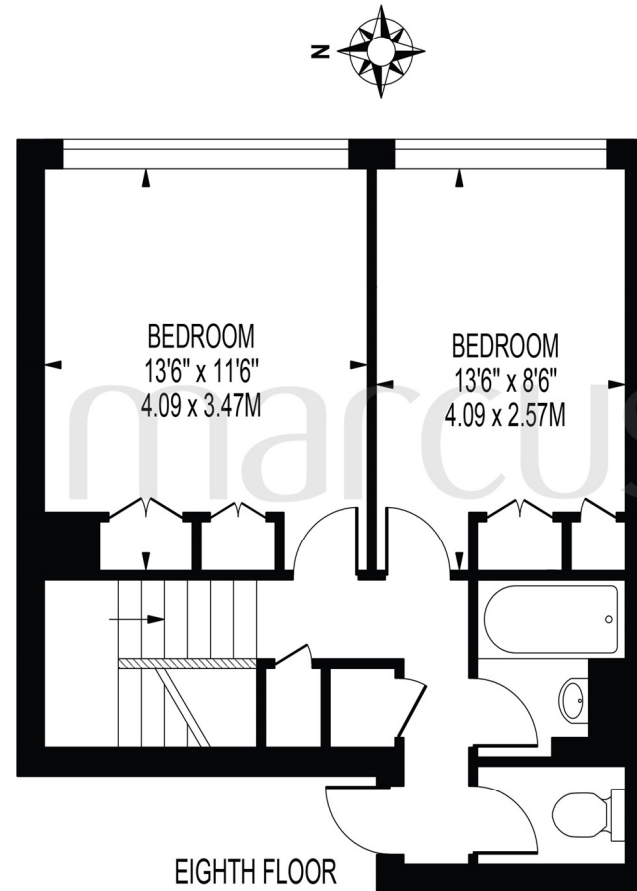
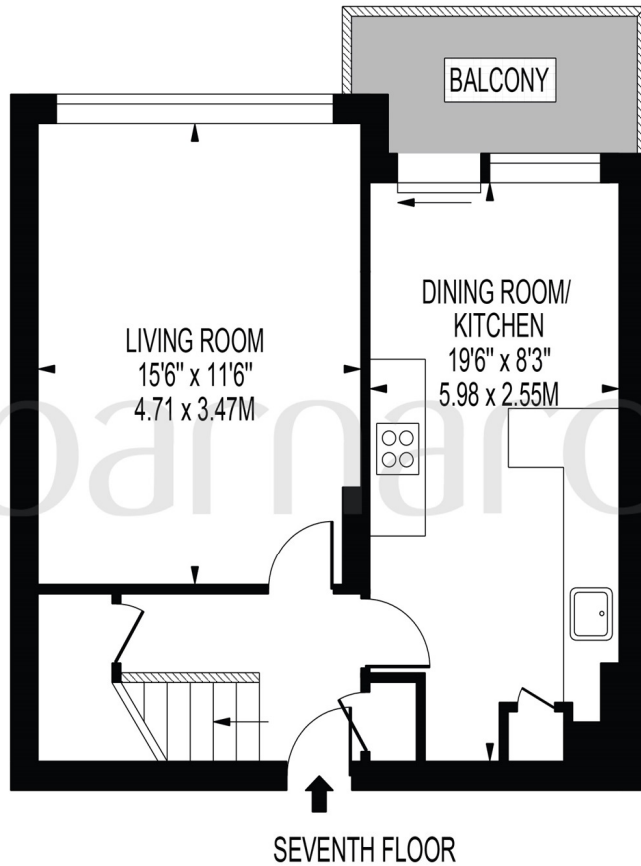
Arden House, Grantham Road, London

A superbly located purpose built 2 bedroom split level flat. This purpose built flat is ideally located between Stockwell, Clapham North and Brixton and all these areas have to offer including; transport links as well as all the shops and restaurants.



ARDEN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 850 SQ FT - 78.96 SQ M



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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.
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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 superbly located purpose built 2 bedroom split level flat. This purpose built flat is ideally located between Stockwell, Clapham North and Brixton and all these areas have to offer including; transport links as well as all the shops and restaurants. As you enter the flat you are greeted with a large hallway with plenty of storage space for all of life's essentials. Off the hallway you will find the reception room which is a lovely size, ideal for those who like to entertain there is enough room for a dining table. Off the reception is the large separate galley kitchen with access to the balcony with southerly views. Upstairs there are two very good sized double bedrooms a bathroom and separate W/C.

welcome to

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- Two Double Bedrooms
- Split Level
- Balcony
- Beautiful Views Over London
- Clapham North Triangle Location

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Aug 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPM107636 - 0001

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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020 7720 5932



clapham@barnardmarcus.co.uk



85 Rectory Grove, Clapham, LONDON, SW4 0DR



barnardmarcus.co.uk