

Carrara Close, London SW9 8QL

Not for marketing purposes INTERNAL USE ONLY

welcome to

Carrara Close, London

We are delighted to introduce to you this well presented this four-bedroom family home situated on the very popular Carrara Close, Brixton. Further benefits include a private rear garden, study, sought after location and 1215 Sq. Ft. amount of space throughout.



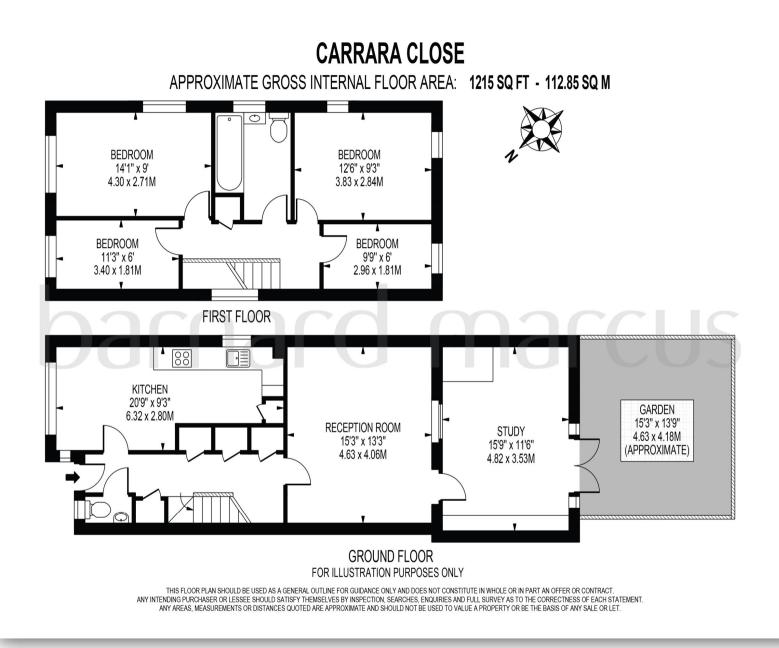












delighted We are to introduce to you this well presented this fourfamily bedroom home situated on the very popular Carrara Close, Brixton. This property has the benefit of having a kitchen with fitted in storage, large reception room, study, private rear garden, WC, four wellproportioned bedrooms and three-piece family а bathroom

Carrara Close is well located for a range of local amenities with central Brixton and Herne Hill within a 15-minute walk. Local transport links include Brixton Station (National Rail and Victoria Line), Herne Hill (National Rail) and numerous bus routes.

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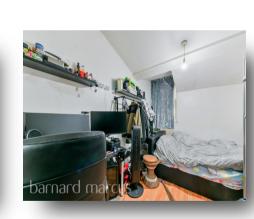
Tenure: Freehold EPC Rating: C

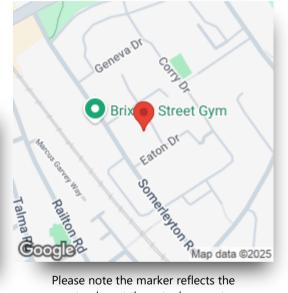
offers in excess of

£600,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref: CPM108012 - 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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