



Abbeville Road, London SW4 9BH

Not for marketing purposes INTERNAL USE ONLY

welcome to

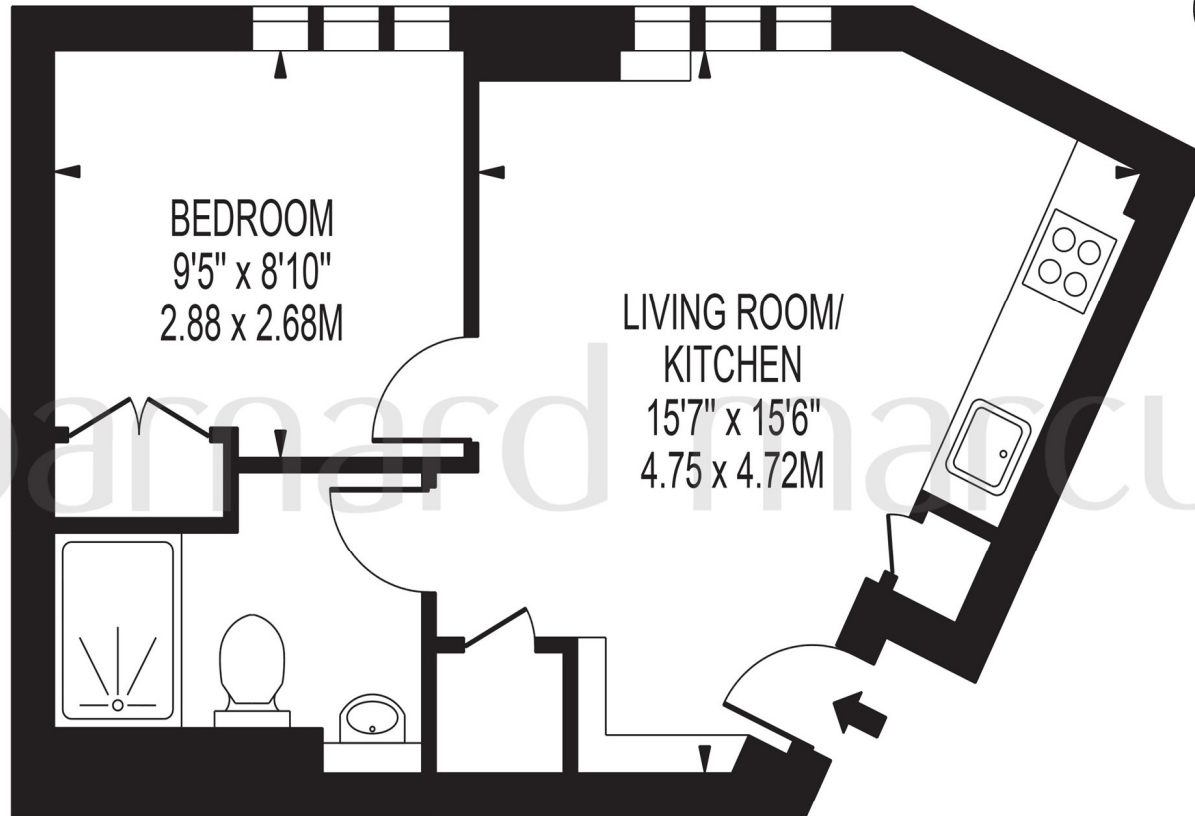
Abbeville Road, London

Situated on the highly desired Abbeville Road, this exceptional modern ground floor, one bedroom flat, is only a five-minute walk from Clapham Common and Clapham Common Tube Station.



ABBEVILLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 337 SQ FT - 31.31 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.

Beautiful one bed flat for sale, Clapham Common.

Situated on the highly desired Abbeville Road, this exceptional modern ground floor, one bedroom flat, is only a five-minute walk from Clapham Common and Clapham Common Tube Station.

This is a unique opportunity to acquire a flat on Abbeville Road. The property is part of a newly developed building, with only a small number of flats within it and benefits from a large outside space boasting a south-facing lawn.

The location offers ultra-convenience of local pubs, shops, bars, and restaurants on Abbeville Road but also the Clapham Common area.

Excellent transport links to central London via Clapham Common, Clapham South, Clapham Junction and Brixton.

Ideal for first time buyers or professionals who want access to central London.

welcome to

Abbeville Road, London

- Underfloor heating throughout
- Built in bedroom wardrobes and storage throughout
- Open plan kitchen/living room.
- Modern kitchen and bathroom
- Enclosed compound accessed via electronic gates.

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the
postcode not the actual property

check out more properties at barnardmarcus.co.uk



Property Ref:
CPM108076 - 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.

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.

Not for marketing purposes INTERNAL USE ONLY



020 7720 5932



Clapham@barnardmarcus.co.uk



85 Rectory Grove, Clapham, LONDON, SW4
0DR



barnardmarcus.co.uk