



Larkhall Lane, London SW4 6RD

welcome to

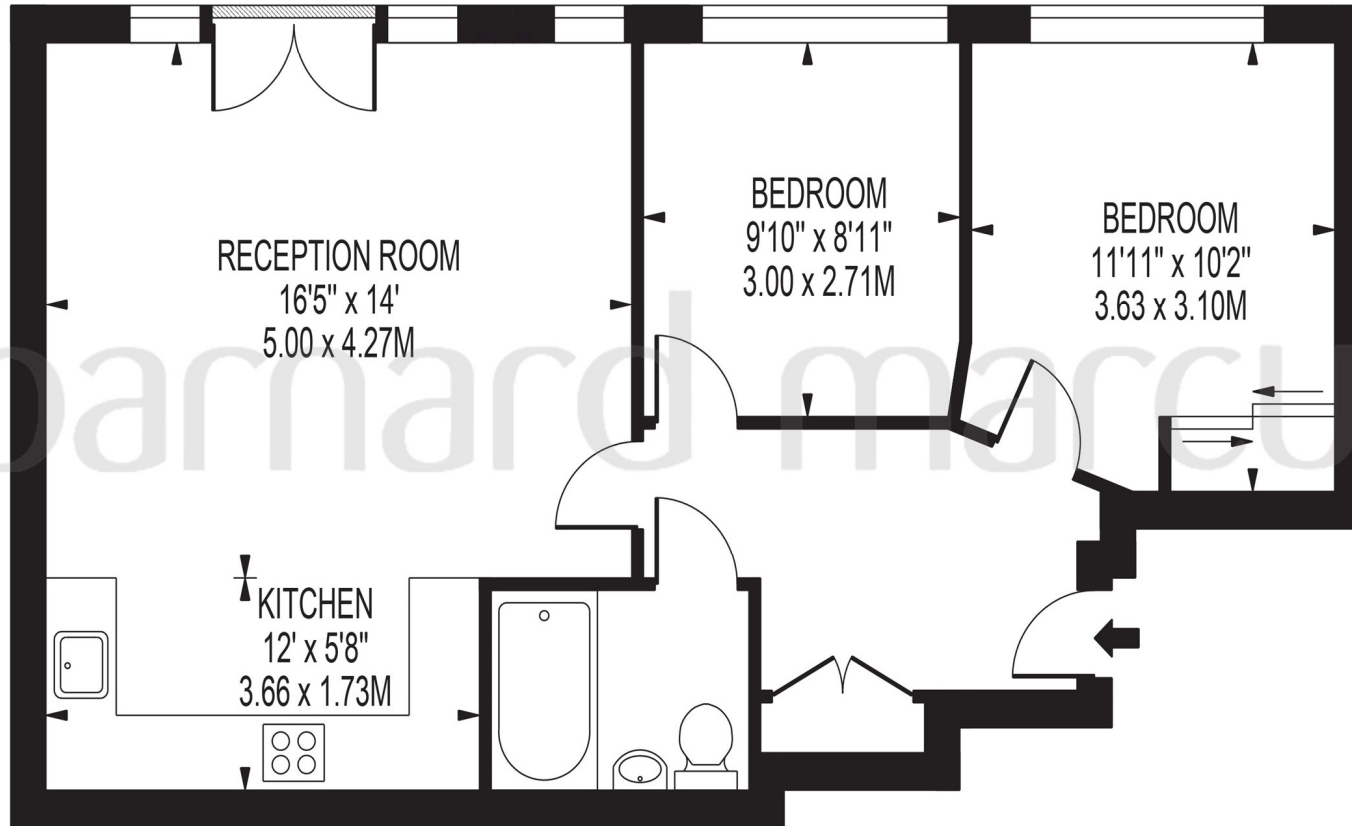
Larkhall Lane, London

This well presented second floor apartment is perfectly situated within a well-maintained purpose-built block in the heart of Clapham, providing open plan living, two double bedrooms and secure gated parking.



LARKHALL LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 639 SQ FT - 59.41 SQ M



SECOND 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.

NO FORWARD CHAIN

This excellent second floor flat with direct lift access offers an open-plan kitchen / living room opening out to the Juliet balcony, providing views across Larkhall Park and towards Battersea.

The property benefits from two large bedrooms, both with built-in storage, and a three-piece family bathroom. A secure car parking space is provided at the rear of the property.

Larkhall Lane is perfectly located, conveniently close to Stockwell and Clapham North Underground stations, along with many bus links going in and out of Central London.

The property is within proximity to local shops, bars & fantastic schools. Clapham High Street, Clapham Old Town and Clapham Common are all a short walk away.

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Larkhall Lane, London

- Two Double Bedrooms
- Direct Lift Access
- Juliet Balcony
- Secure Parking Space
- Communal Area

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM107895



Property Ref:
CPM107895 - 0005

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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