



barnard marcus

Larkhall Lane, London SW4 6RD



welcome to

Larkhall Lane, London

A beautifully presented two-bedroom apartment for sale, ideally positioned within a well-maintained purpose-built block in the heart of Clapham, offering open-plan living, secure gated parking, and direct lift access.

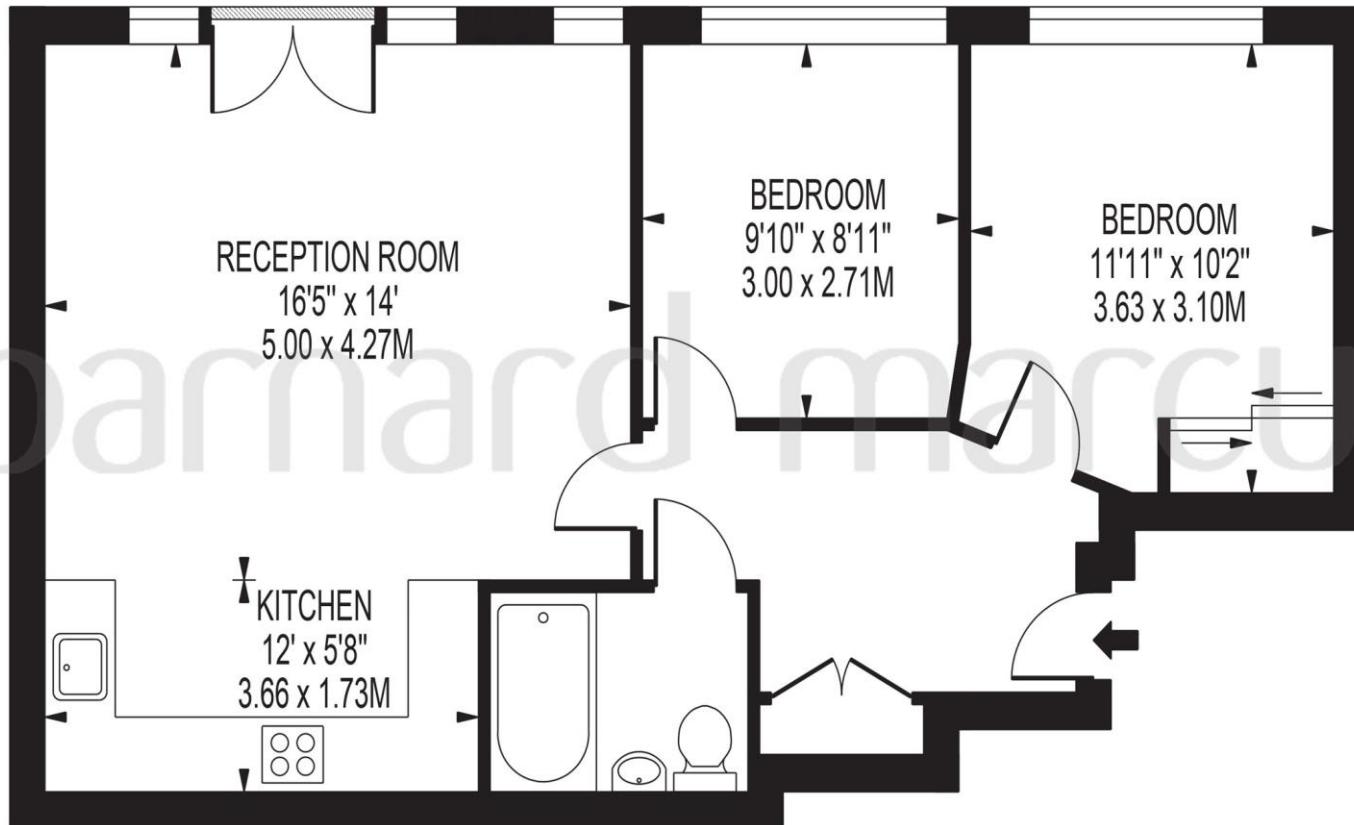
Set on the second floor, this bright and spacious apartment features an inviting open-plan kitchen and reception area that opens onto a Juliet balcony, enjoying pleasant views across Larkhall Park and towards Battersea. The accommodation further comprises two generous double bedrooms — both with built-in storage — and a stylish three-piece family bathroom.

Additional benefits include secure gated parking to the rear and well-kept communal areas, all within a development that is both peaceful and conveniently located.



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.

welcome to

Awaiting Photograph

Larkhall Lane, London

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

Tenure: Leasehold EPC Rating: B

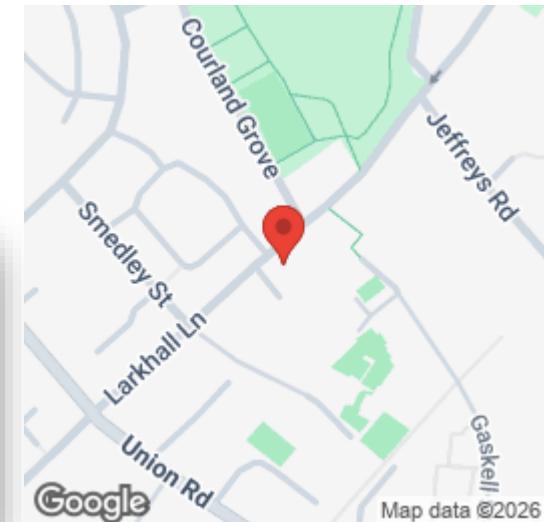
Council Tax Band: D Service Charge: Ask Agent

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



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

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.



Property Ref:
CPM107895 - 0025

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.

Please note the marker reflects the postcode not the actual property



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