



**Stane Grove, London SW9 9AL**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

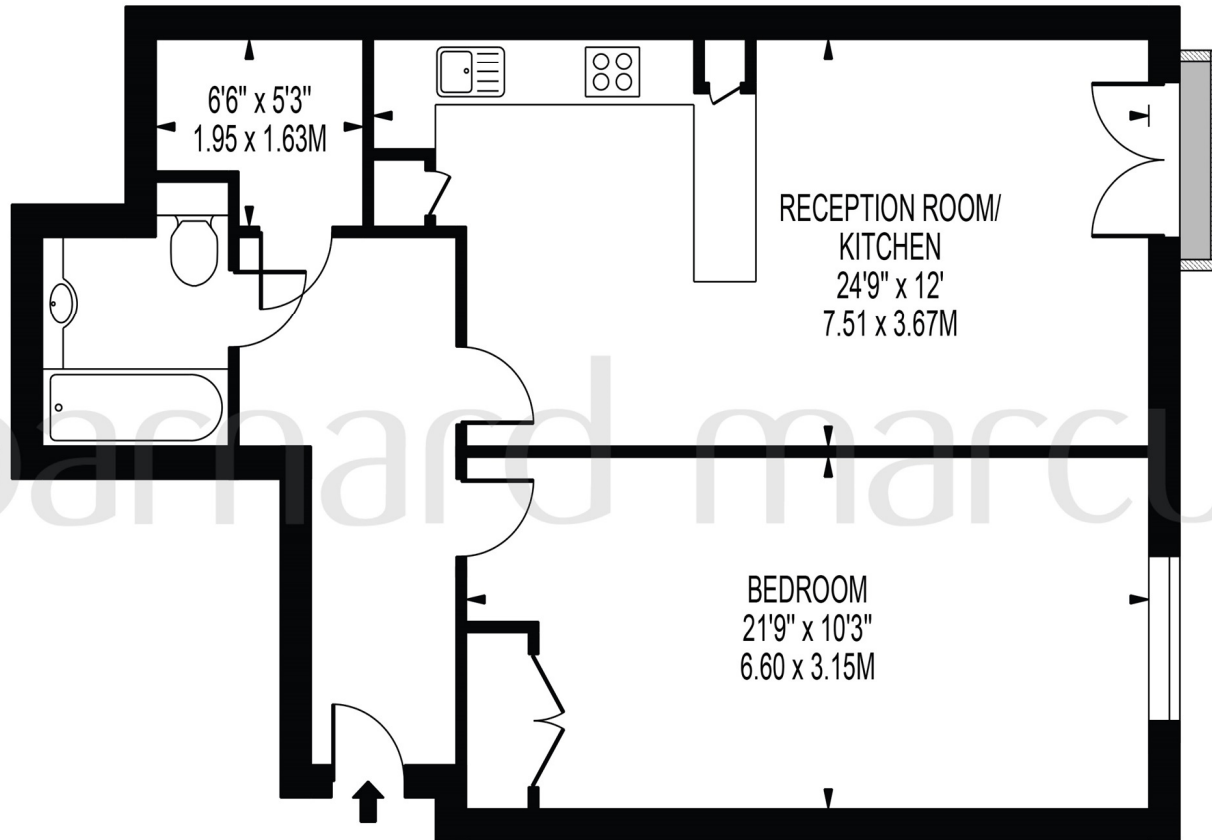
**Stane Grove, London**

This wonderful one double bedroom first floor modern apartment forms part of an incredibly pleasant, gated development within easy reach of Clapham. This excellent property enjoys high quality, modern fittings throughout plus a great Juliet balcony with lovely views of trees and communal grounds.



## STANE GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 686 SQ FT - 63.74 SQ M



### FIRST 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.  
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This wonderful one bedroom first floor modern apartment forms part of an incredibly pleasant, gated development within easy reach of Clapham. This excellent property enjoys high quality, modern fittings throughout plus a great Juliet balcony with lovely views of trees and communal grounds. Further benefits include no onward chain.

Stane Grove is conveniently located within a close proximity to Clapham High Street station, Clapham North station & Stockwell station. This family home has the luxury of being located closely to bars, restaurants and fantastic schools.

**welcome to**

## **Stane Grove, London**

- No Onward Chain
- One Large Bedroom
- First Floor
- Gated Development
- Close proximity to Clapham High Street

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 4600.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £475,000



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Property Ref:  
CPM106842 - 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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Please note the marker reflects the  
postcode not the actual property

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