



**Sandham Court Binfield Road, London SW4 6TF**

***welcome to***

**Sandham Court Binfield Road, London**

We are delighted to introduce to you this two bedroom apartment situated on the very popular Sandham Court, Binfield Road. Sandham Court is located amongst beautiful communal areas, close proximity to Stockwell underground station and close to local amenities.





We are delighted to introduce to you this two bedroom apartment situated on the very popular Sandham Court, Binfield Road. Sandham Court is located amongst beautiful communal areas, close proximity to Stockwell underground station and close to local amenities.

**welcome to**

## **Sandham Court Binfield Road, London**

- Three Bedrooms
- Communal Area
- Close Proximity to Stockwell Underground Station
- No Chain
- Large Reception Room

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jun 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £400,000



Please note the marker reflects the postcode not the actual property

**check out more properties at [barnardmarcus.co.uk](https://barnardmarcus.co.uk)**



Property Ref:  
CPM107604 - 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](mailto:clapham@barnardmarcus.co.uk)



85 Rectory Grove, Clapham, LONDON, SW4 0DR



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**