

## welcome to

## **Tasman Road, London**

This is a fantastic opportunity to take advantage of a wonderful Victorian house situated on the very popular Tasman Road which needs updating and ready for the next purchaser to turn into something very special.













# TASMAN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1330 SQ FT - 123.57 SQ M



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This is a fantastic opportunity to take advantage of a wonderful Victorian house situated on the very popular Tasman Road which needs updating and ready for the next purchaser to turn into something very special. This property offers three double bedrooms, a cellar, two large reception rooms, one bathroom a utility room and kitchen.

Tasman Road is superbly located amongst an array of local bars, restaurants, and supermarkets. This property has the benefit of being within walking distance to Clapham North Underground Station, Clapham High Street Overground Station & Stockwell Underground Station.

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## **Tasman Road, London**

- Three Double Bedrooms
- Victorian House
- No Onward Chain
- Potential to Extend (STPP)
- Private Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: E

# £875,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CPM108140 - 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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