



**Wrights Green, London SW4 7NJ**



**welcome to**

## **Wrights Green, London**

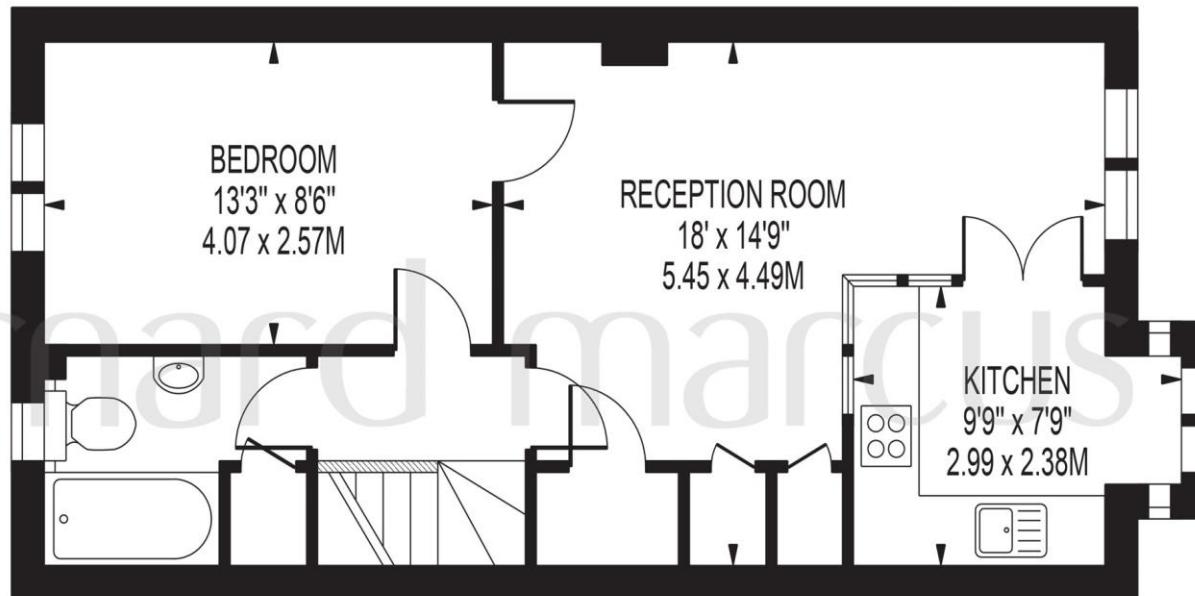
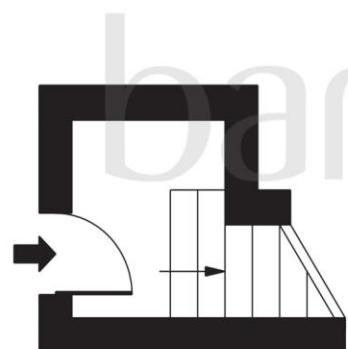
Available to the market with no onward chain is this one bedroom second floor apartment. Offering 511 Sq. Ft. worth of accommodation, throughout this property you will find a large reception room with floods of natural light, a large double bedroom, a three piece bathroom and a kitchen. This property has the added benefit of having plenty of storage space throughout.

Within a short journey, you can reach the vibrant shops and transport facilities of Clapham High Street, as well as benefit from the availability of numerous excellent bus services. Moreover, residents of Tremadoc Road have the privilege of enjoying the serene green open spaces of Clapham Common. Tremadoc Road is within a proximity to Clapham Common Underground Station and Clapham North Street.



# WRIGHTS GREEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 511 SQ FT - 47.48 SQ M



FIRST FLOOR  
ENTRANCE

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.

## Wrights Green, London

- One Double Bedroom
- Floods of Natural Light
- No Onward Chain
- Close Proximity to Clapham Common
- Plenty of Storage Space

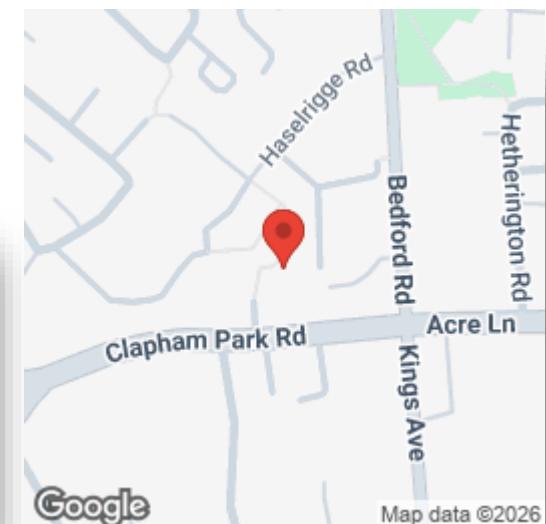
Tenure: Leasehold EPC Rating: E

Council Tax Band: B 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.

**£260,000**



**view this property online** [barnardmarcus.co.uk/Property/CPM108196](http://barnardmarcus.co.uk/Property/CPM108196)

Please note the marker reflects the postcode not the actual property



Property Ref:  
CPM108196 - 0019

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.



**020 7720 5932**



Clapham@barnardmarcus.co.uk



85 Rectory Grove, Clapham, LONDON, SW4 0DR



**barnardmarcus.co.uk**