



**Illumina House, Broomhill Road, London SW18 4GF**



**welcome to**

## **Illumina House, Broomhill Road, London**

A lovely one bedroom, third floor apartment with balcony, contained in a seven storey modern purpose-built block constructed in 2012.

A bright one bedroom apartment situated within a modern development on Broomhill Road. The open-plan living room has glass floor-to-ceiling windows/door with access to the balcony which also allows access to the bedroom. The modern, fully fitted kitchen has a large 'L' shaped service area and the double bedroom provides plenty of space for a double bed, wardrobes and space for a small desk. The apartment has a large utility storage cupboard containing the washing machine. There is wood laminated flooring throughout the property apart from the carpeted bedroom.

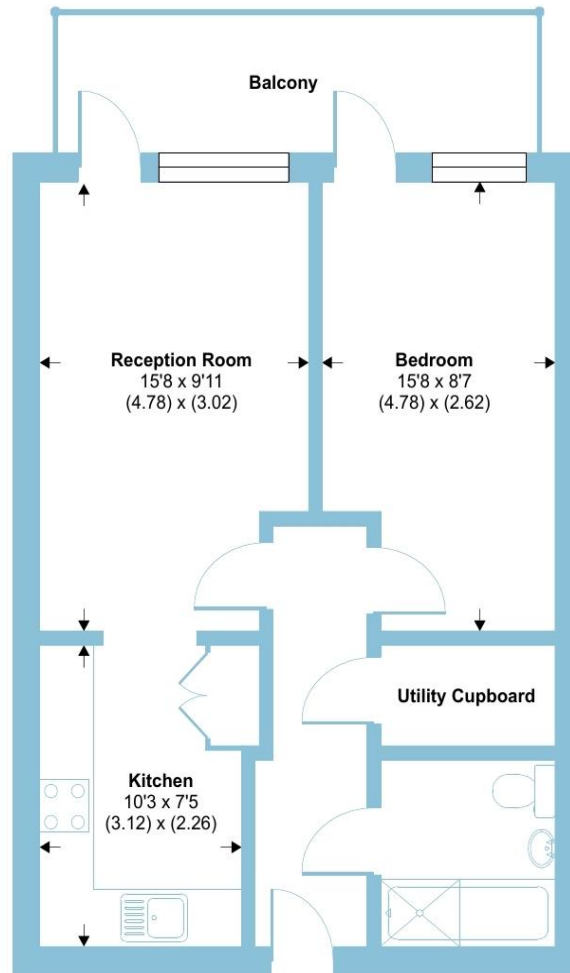
The property is situated in a residential location with good local shopping facilities provided around Wandsworth Southside Shopping Centre which is a 5 minute walk away. King George's Park is a short walk away and there is access to the Thames path for leisurely walks. There is a secure communal bike store which can be found in the underground car park. Located within easy reach of central London, Wandsworth's transport connections are enviable. Having the choice of East Putney underground station which is situated on the District Line or two National Rail lines (Wandsworth Town and Earlsfield) which are a 10 minute walk away. You also have access to a number of bus stops where you can get to Clapham Junction in 10 minutes which gives you further national rail access.



# Broomhill Road, London, SW18

Approximate Area = 511 sq ft / 47.4 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Barnard Marcus. REF: 1029091



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## Illumina House, Broomhill Road, London

- One Double Bedroom
- Open-Plan Living Room / Kitchen
- Balcony
- Communal Bike Storage
- Close to Southside Shopping Centre and King George's Park

Tenure: Leasehold EPC Rating: B

**£400,000**



**view this property online** [barnardmarcus.co.uk/Property/EAR104473](https://www.barnardmarcus.co.uk/Property/EAR104473)

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

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:  
EAR104473 - 0006

  
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Please note the marker reflects the  
postcode not the actual property