



**Vanderbilt Road, London SW18 3BG**

**welcome to**

## **Vanderbilt Road, London**

A charming, period ground floor one/two bedroom apartment with separate dining room and a garden.

This contemporary property has been recently refurbished throughout with a versatile layout offering either two bedrooms and one reception room or alternatively, two reception rooms and one bedroom. The kitchen has direct access on to a fantastic rear garden with an open aspect to the south.

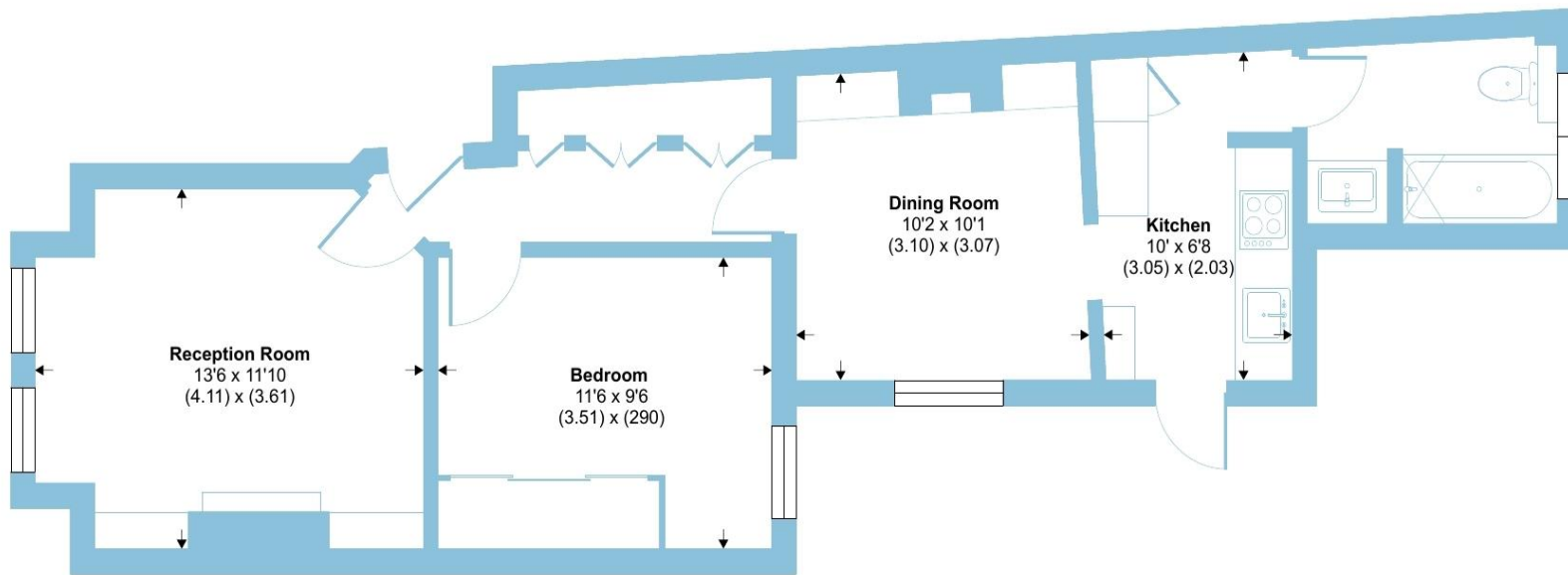
Vanderbilt Road runs off Garratt Lane with its many coffee shops, bars and restaurants and is within close proximity to Earlsfield mainline station with direct trains to Clapham Junction and Waterloo.



# Vanderbilt Road, London, SW18

Approximate Area = 574 sq ft / 53.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2022. Produced for Barnard Marcus. REF: 921074



welcome to

## Vanderbilt Road, London

- One/Two Bedrooms
- Rear Garden
- Ground Floor Period Flat
- Well-Presented Throughout
- Close to Earlsfield Station

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR104550](https://www.barnardmarcus.co.uk/Property/EAR104550)



Property Ref:  
EAR104550 - 0008

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.



barnard marcus



**020 8879 7222**



[Earlsfield@barnardmarcus.co.uk](mailto:Earlsfield@barnardmarcus.co.uk)



525 Garratt Lane, LONDON, SW18 4SR



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