



barnard marcus

Gernigan House, Fitzhugh Grove, London SW18 3SG



welcome to

Gernigan House, Fitzhugh Grove, London

A well-presented three bedroom purpose-built apartment situated on the edge of Wandsworth Common with far reaching views from a private, sunny balcony.

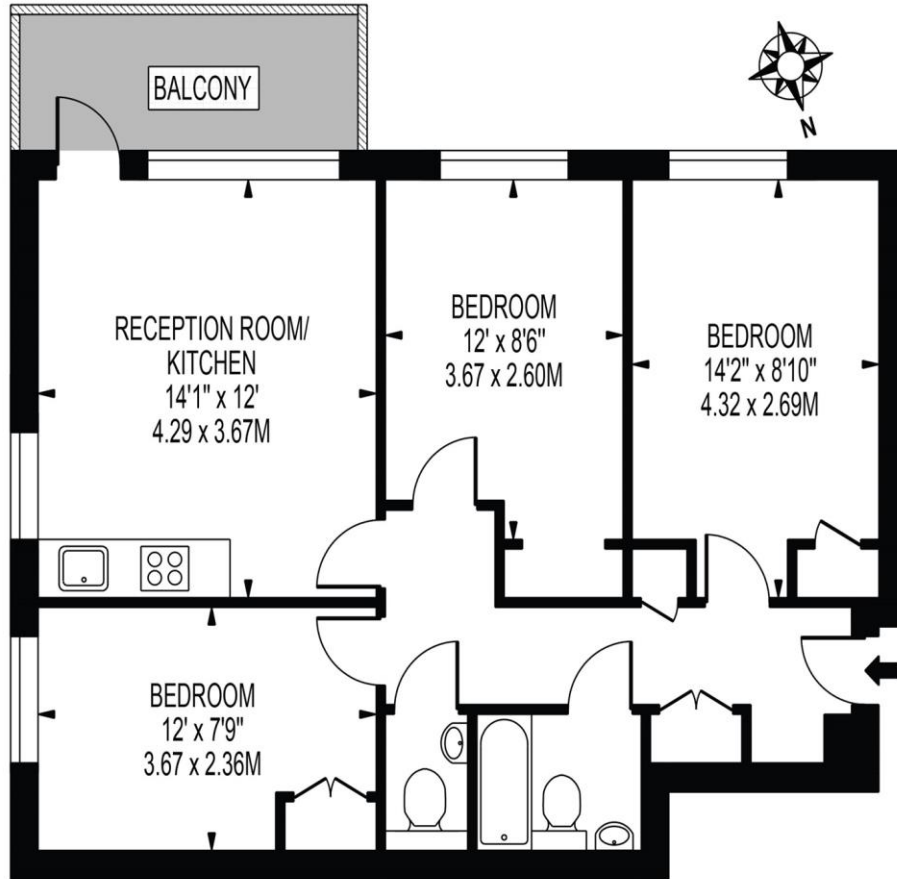
The property comprises of three double bedrooms, an open-plan modern kitchen and dual aspect living room with door out to a private balcony, bathroom and a separate WC. Positioned on the fourth floor, the property offers outstanding views over London. In addition, the flat also has its own bicycle shed on the ground floor as well as residents parking.

Gernigan House is one of a cluster of five buildings built post adjacent to the historic Royal Victoria Patriotic Building. Excellent transport links are provided by Wandsworth Common (with a direct service to Victoria) and Clapham Junction mainline stations along with local bus services to Clapham Junction, Earlsfield and Tooting Bec Underground Station (Northern Line). The area also has an abundance of specialist shops, restaurants and bars nearby.



GERNIGAN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 651 SQ FT - 60.48 SQ M



FOURTH 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.

welcome to

Awaiting Photograph

Gernigan House, Fitzhugh Grove, London

- Situated on the edge of Wandsworth Common
- Far Reaching Views from Private Balcony
- Three Bedroom, Purpose-built Flat
- Well-presented Decor
- Residents Parking & Communal Gardens

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Jun 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EAR104673](https://www.barnardmarcus.co.uk/Property/EAR104673)



Property Ref:
EAR104673 - 0003

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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.



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