



Beckett House Lingham Street, London SW9

welcome to

Beckett House Lingham Street, London

*** CASH BUYERS ONLY *** Available for sale with no onward chain is this well appointed two double bedroom split level apartment which has been well maintained by the current owners. Situated on the thirteenth and fourteenth floors, the property offers far reaching views across the chimney pots of London along with a private balcony from which to enjoy them. The property is situated in a sought after residential road equidistance between Clapham North (Northern Line) and Stockwell (Northern & Victoria Lines) Tube Stations. Local amenities can be found close by along with the vibrant nightlife of Clapham High Street and the green open spaces of Larkhall Park and Slade Gardens are also within easy reach.

Accommodation comprises an entrance hall with storage, two genuine double bedrooms, large living room, kitchen/breakfast room, bathroom and balcony.

Internal viewings are strongly advised.

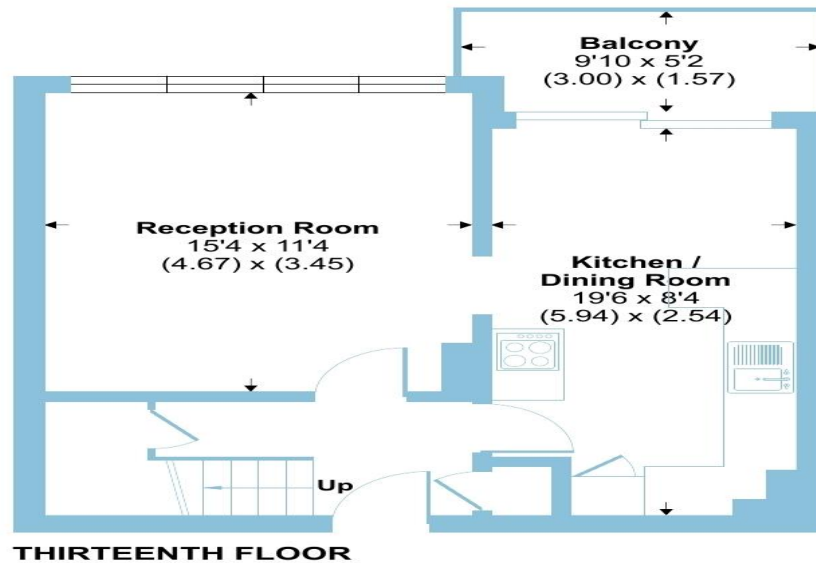
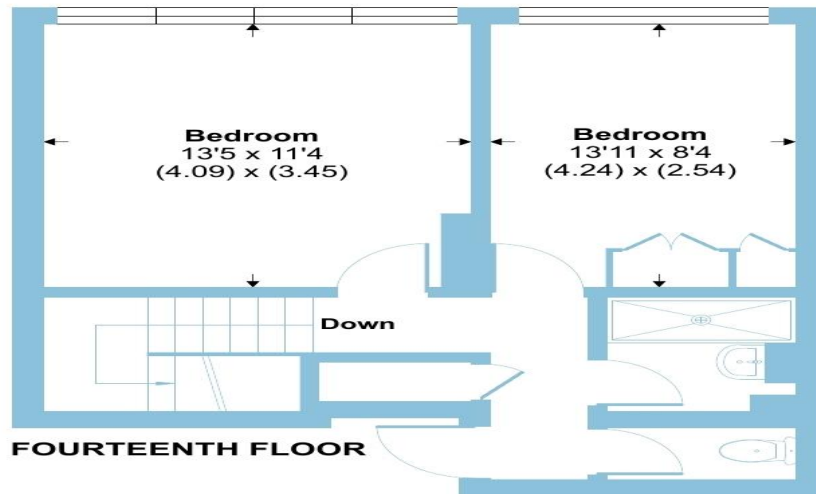




Lingham Street, London, SW9

Approximate Area = 861 sq ft / 80 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Barnard Marcus. REF: 1062891



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Beckett House Lingham Street, London

- Two Double Bedrooms
- Stunning Views
- No Onward Chain
- Private Balcony
- Concierge Service

Tenure: Leasehold EPC Rating: Awaited

£350,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Mar 1986. 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:
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