



Crimsworth Road, London SW8

welcome to

Crimsworth Road, London

Situated in this pretty residential road is this two double bedroom ground floor period maisonette with direct access to its own private rear garden and available for sale with no onward chain. The property could also be arranged as a large one bedroom property and is offered for sale in good condition and with a share of the freehold. The property is situated just moments from Nine Elms station (Northern Line) and Wandsworth Road Station (Overground service) and is also within easy reach of both Clapham North (Northern Line) and Stockwell Tube Stations (Northern & Victoria Lines). A wide selection of local amenities can be found close by, including the stunning Battersea Power Station complex, along with the green spaces of Larkhall Park, Battersea Park and Clapham Common.

Accommodation is approached via own front door and comprises an entrance hall, two double bedrooms, living room, kitchen, bathroom and rear garden.

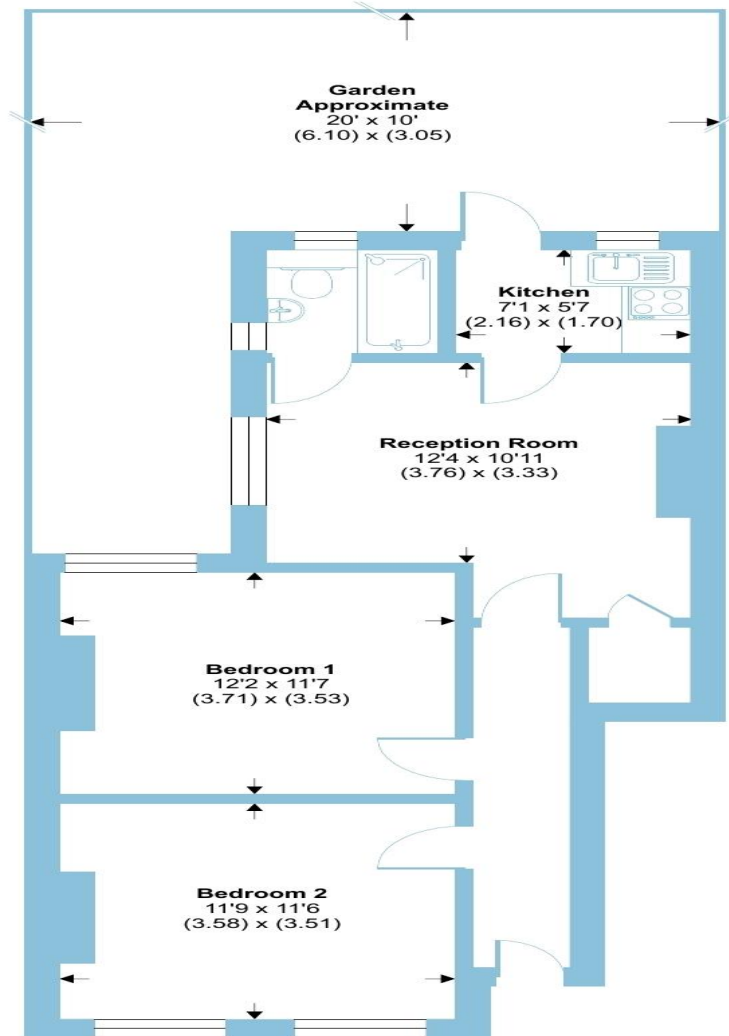
Prompt viewings advised as quick sale expected.



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Approximate Area = 596 sq ft / 55.4 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). © ncheom 2022. Produced for Barnard Marcus. REF: 1105411



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Crimsworth Road, London

- Two Double Bedrooms
- Ground Floor
- Period Maisonette
- Private Rear Garden
- No Onward Chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£535,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110387



Property Ref:
KGT110387 - 0002

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.

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