



Holland Rise House Clapham Road, London SW9

welcome to

Holland Rise House Clapham Road, London

*** CASH BUYERS ONLY *** Available for sale with no onward chain is this spacious two double bedroom split level apartment. Situated on the fifteenth and sixteenth 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 Oval (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.

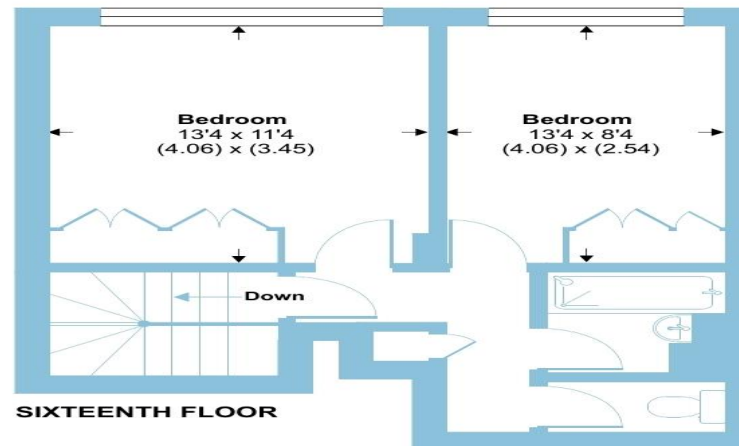
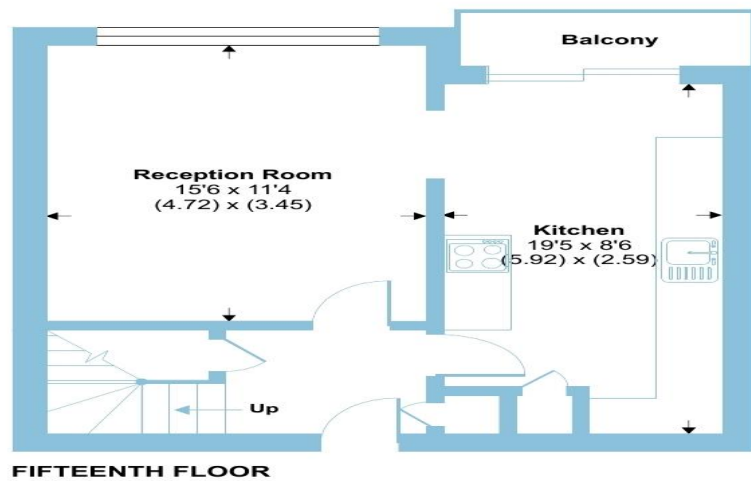
Internal viewings are strongly advised.



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Approximate Area = 829 sq ft / 77 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 2024. Produced for Barnard Marcus. REF: 1124227



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- Cash Buyers Only
- Two Double Bedrooms
- Private Balcony
- Split Level
- Purpose Built

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110432



Property Ref:
KGT110432 - 0005

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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