



Coachmans Terrace Clapham Road, London SW9

welcome to

Coachmans Terrace Clapham Road, London

A beautifully appointed two double bedroom split level period apartment with direct access to its own private garden. The property benefits from a wonderful reception space opening on to the garden and also benefits from a share of the freehold. The property occupies a prominent position on Clapham Road located close to Oval tube station (Northern Line). St Marks Church with its famous Saturday Farmers markets and the iconic Oval cricket ground are also just moments away. There are a plethora of local shops and amenities nearby and the trendy Brixton High Street is just a short bus ride away.

Accommodation comprises an entrance hall, two genuine double bedrooms, a beautiful high spec kitchen, large reception room, bathroom and rear garden.

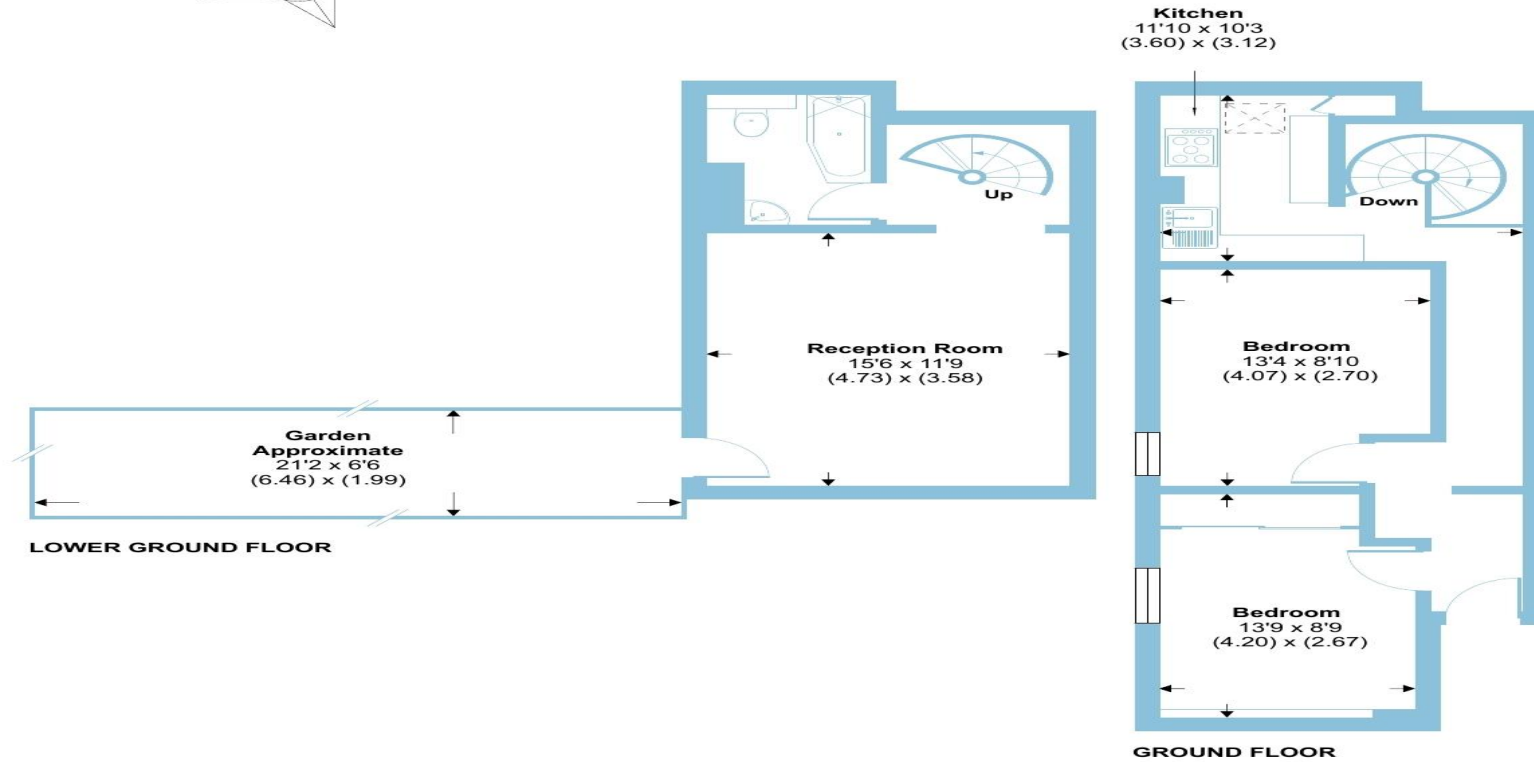
Internal viewings are essential to fully appreciate.



Clapham Road, London, SW9

Approximate Area = 702 sq ft / 65.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1255818

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Coachmans Terrace Clapham Road, London

- Two Double Bedrooms
- Split Level
- Private Rear Garden
- Share of Freehold
- Period Property

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 1989. 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

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110526



Property Ref:
KGT110526 - 0003

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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