



Begbie House St. Martin's Road, London SW9

welcome to

Begbie House St. Martin's Road, London

A rarely available three bedroom split level purpose built end terrace maisonette, arranged over the ground and first floor, available for sale with no onward chain. The property enjoys direct access to its own private south westerly aspect rear garden and really does have the feeling of a small house. Situated in a private gated development in the sought after Stockwell Park conservation area the property is enviably positioned within easy reach from Stockwell Tube Station (Northern & Victoria Line). Local shops and supermarkets can be found close by and Larkhall Park is also just a short distance away.

Accommodation comprises own front door, an entrance hall with stairs to landing, large living room, separate kitchen, three double bedrooms, bathroom, separate WC and rear garden.

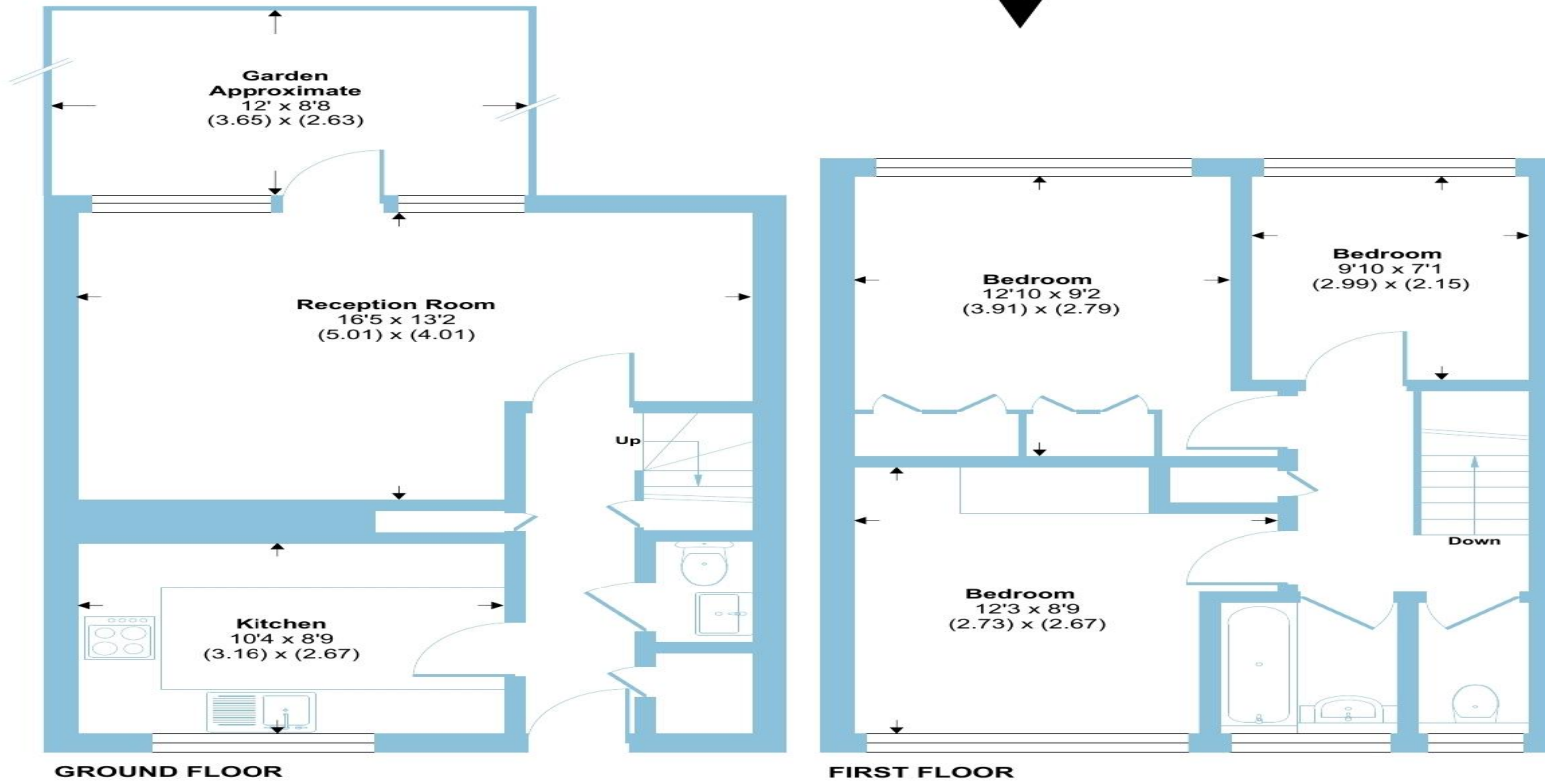
Early viewings are advised as quick sale is expected.



St. Martin's Road, London, SW9

Approximate Area = 813 sq ft / 75.5 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: 1327241

© nichecom 2025.

 barnard marcus

welcome to

Begbie House St. Martin's Road, London

- Three Bedrooms
- Split Level
- Private Rear Garden
- No Onward Chain
- Own Front Door

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110892



Property Ref:
KGT110892 - 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.

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.



barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk