



**Clarence Road, London SW19 8QE**



**welcome to**

## **Clarence Road, London**

A ground floor two double bedroom maisonette located in the heart of Wimbledon.

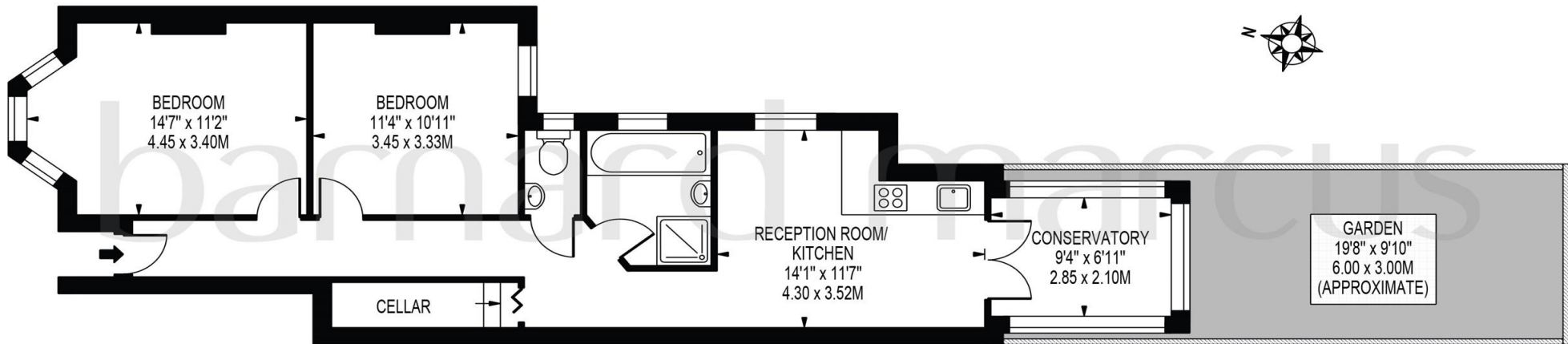
With wooden flooring throughout the property comprises two double bedrooms, with the master bedroom having built in wardrobes, a large storage room, an open plan kitchen and reception room leading into a newly built conservatory, a bathroom with a shower cubicle, a separate w/c and a recently refurbished low maintenance South facing garden.

Clarence Road is a short walk from the open spaces of South Park Gardens, and popular schools including Holy Trinity, Wimbledon's shopping and recreational facilities. Situated just off Wimbledon Broadway, the property is located close to Wimbledon & South Wimbledon stations with its frequent and direct service to Waterloo in under 20 minutes, as well as other public transport links, Wimbledon Town Centre, Wimbledon Leisure Centre, and other amenities are just a few minutes walk away.



# CLARENCE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 710 SQ FT - 65.96 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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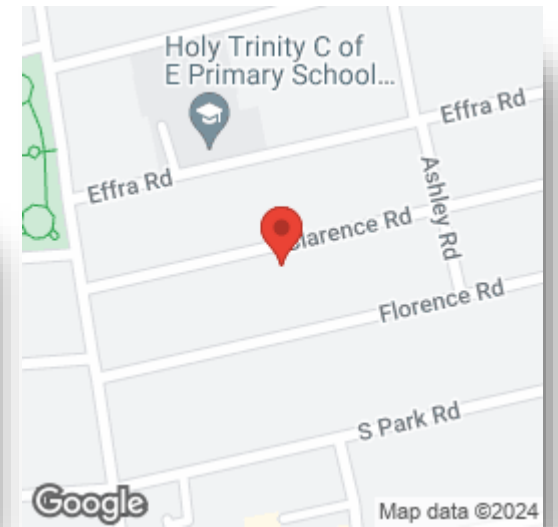
## Clarence Road, London

- Two Double Bedrooms
- Moments From Wimbledon Station & Holy Trinity School
- Excellent Location
- Period Ground Floor Flat
- Easy to Maintain Garden

Tenure: Leasehold EPC Rating: Awaiting

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.

# £640,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SFS106153](https://www.barnardmarcus.co.uk/Property/SFS106153)



Property Ref:  
SFS106153 - 0004

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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