

# McDermott Close | London, SW11



**Offers In Excess Of £310,000**  
**Leasehold**

- Good Size Purpose Built Flat • One Bedroom • 527 Sq Ft Accommodation • Large Reception Room • Separate Modern Kitchen • Low-Rise Brick Building • Excellent Transport Links • Short Walk to Clapham Junction • No Chain • Long Lease of 101 Years

# McDermott Close | London, SW11



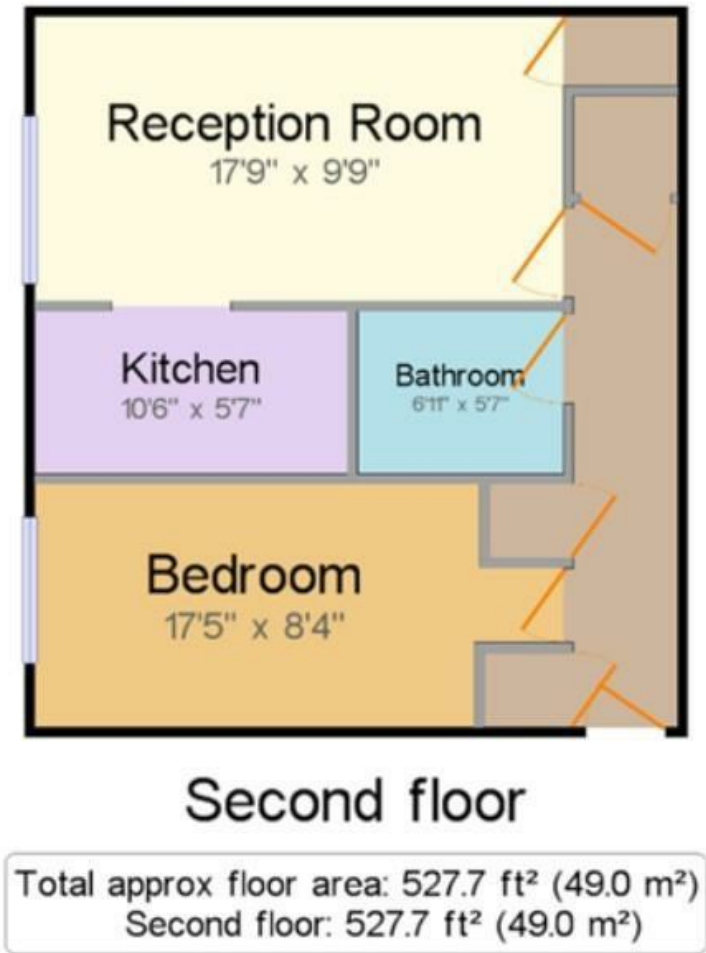
Modern and well presented flat in a low-rise brick building in a quiet residential area, just a short walk from Clapham Junction Station.

The accommodation comprises large reception room with dining space, separate modern kitchen with skylight, decent double bedroom and attractive contemporary bathroom with shower over bath. Features include laminated wooden flooring and lots of fitted storage space.

Set in fantastic location with excellent transport links - Clapham Junction provides direct trains into Waterloo, Victoria and the South and there are numerous bus routes into the West End and City.

The wide open spaces of Clapham Common and Battersea Park are both within easy walking distance and there's a great choice of shops, bars, restaurants and coffee shops in Lavender Hill and St Johns Road. There's on street residents parking on application through Wandsworth.

Wandsworth Council Tax Band B. Long Lease 101 years unexpired. Estimated service charge for 2024-2025 is £719. Ideal first time buy or investment property, available with no chain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



**Eden Harper**  
64 Battersea Park Road, London, SW11 4JP  
**0207 720 1116**  
info@edenharper.com  
www.edenharper.com