Morris House Solon New Road Estate,London SW4 7LX

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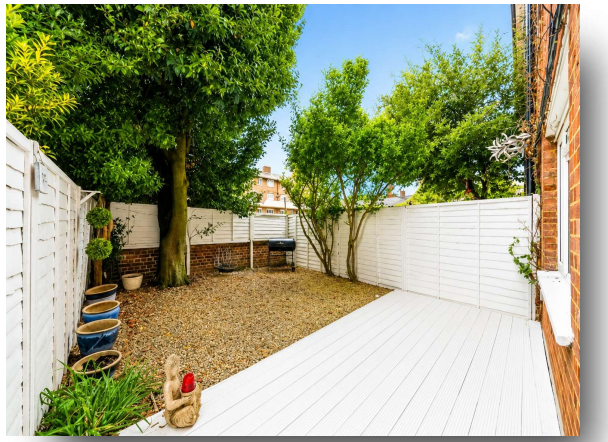
welcome to

Morris House Solon New Road Estate, London

Presented in good decorative order throughout, this impressive home offers well-balanced accommodation arranged over two floors, combining generous proportions with a practical and versatile layout ideally suited to modern living. The property enjoys an abundance of natural light throughout, with well-sized rooms and a wonderful sense of space rarely found within similar properties locally.

One of the property's most attractive features is the large private garden, offering excellent outside space for entertaining, dining or simply enjoying the warmer months, a rare benefit for properties within this price bracket and location.

Well located within the Morris House development, the property is ideally positioned between both Clapham North and Brixton Underground stations, providing swift access into Central London via the Northern and Victoria Lines. The vibrant amenities of Clapham, Brixton and Abbeville Village are all within easy reach, including an excellent selection of independent cafés, restaurants, bars and local shops, whilst the green open spaces of Clapham Common remain close by.



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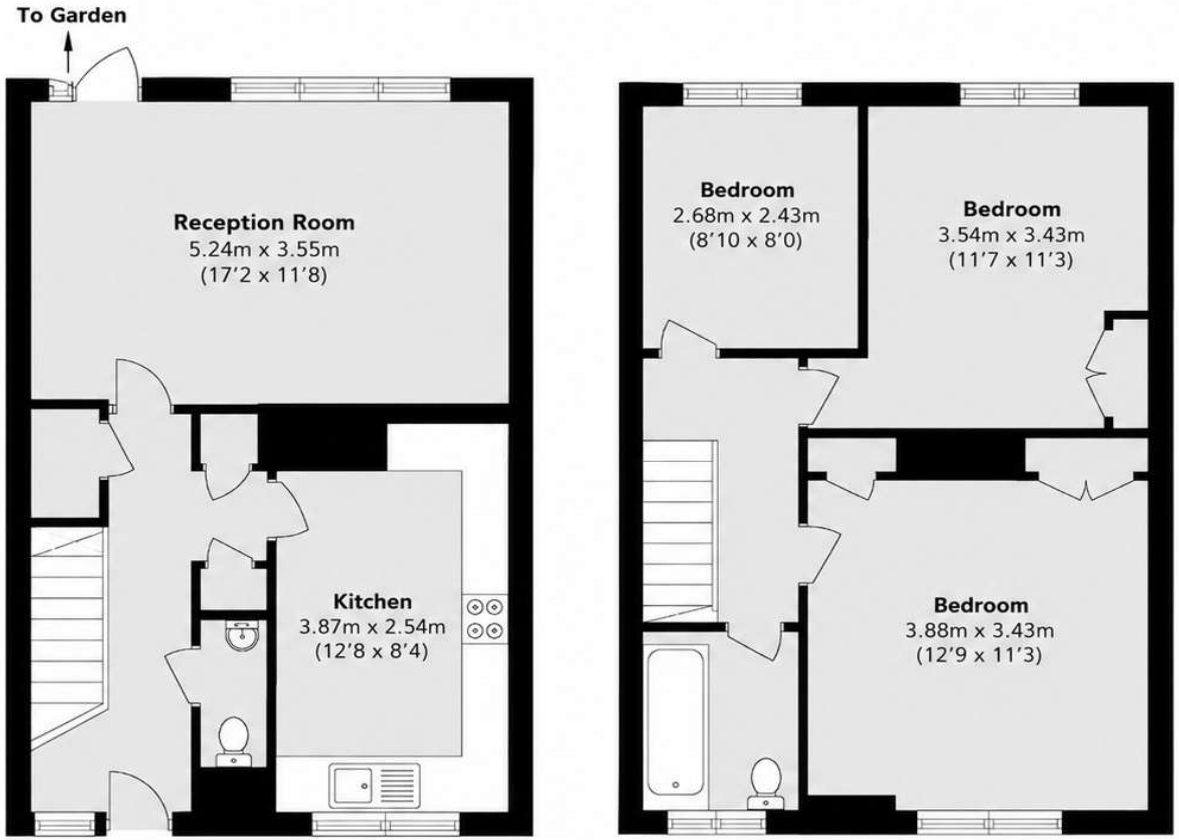
FLOORPLAN



Ground Floor **First Floor**

Total area (approx.): 80.4 sq. m (865.4 sq. ft)

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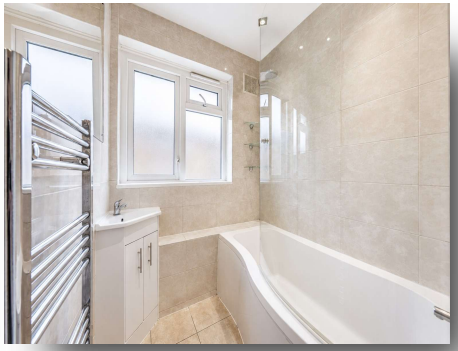
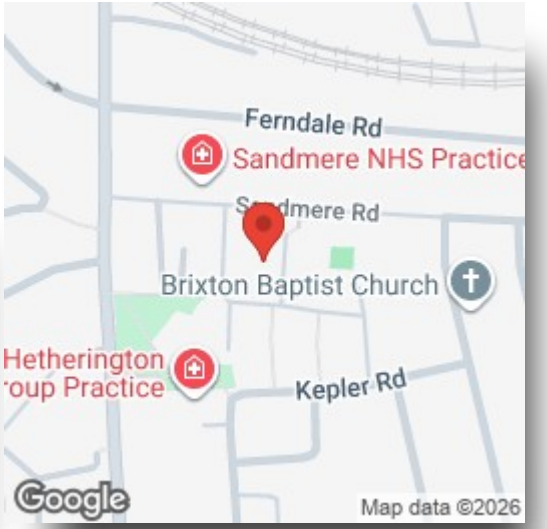
Morris House Solon New Road Estate, London

- Excellent access to Clapham Common, Brixton and local amenities
- Bright and spacious three bedroom split-level garden maisonette
- Large private garden ideal for entertaining and outside dining
- Well balanced accomodation arranged over two floors
- Positioned betwen Clapham North and Brixton Underground Stations

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Apr 1989. Should you require further information please contact the branch. Please Note additional fees





Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108475

The Property Ombudsman

Property Ref:
CPM108475 - 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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020 7720 5932

Clapham@barnardmarcus.co.uk

85 Rectory Grove, Clapham, LONDON, SW4 0DR

barnardmarcus.co.uk

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.