



**Alderbrook Road, London SW12 8AF**

**welcome to**

## **Alderbrook Road, London**

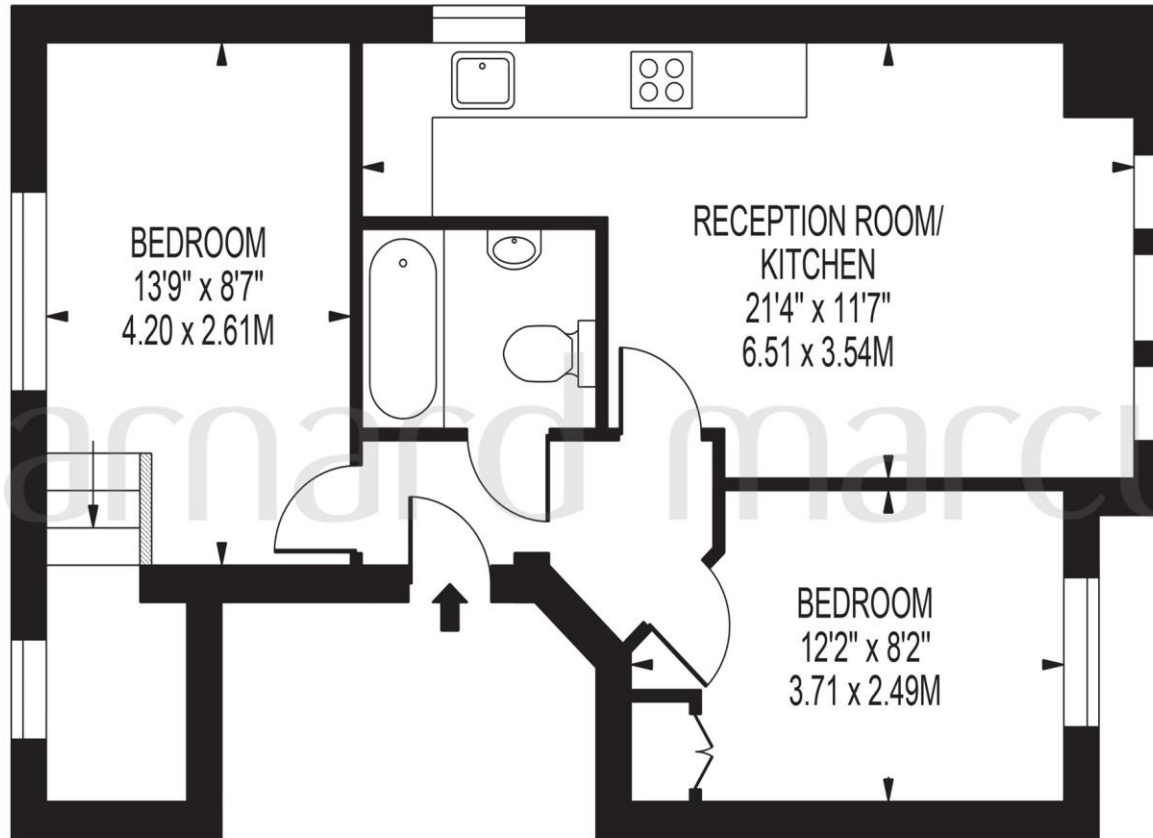
A spacious two double bedroom first floor period apartment situated on the very popular Alderbrook Road, London. This apartment enjoy a large open plan kitchen/reception room with floods of natural light, three piece family bathroom and plenty of storage space throughout. This property would be ideal for a first time buyer or investor.

Alderbrook Road is amongst an array of popular restaurants, bars and supermarkets. This property specifically is within a great proximity to Clapham Common, Clapham South Underground Station and other transport links which will take you into the depths of London.



# ALDERBROOK HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 515 SQ FT - 47.85 SQ M



## FIRST 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.  
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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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## Alderbrook Road, London

- Two Double Bedroom
- Period Apartment
- No Chain Onwards
- 0.2 Miles from Clapham South Station
- Floods of Natural Light

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1868.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Nov 1984. Should you require 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/CPM108237](https://www.barnardmarcus.co.uk/Property/CPM108237)



Property Ref:  
CPM108237 - 0018

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