



**Wallis Close, London SW11 2BA**



**welcome to**  
**Wallis Close, London**

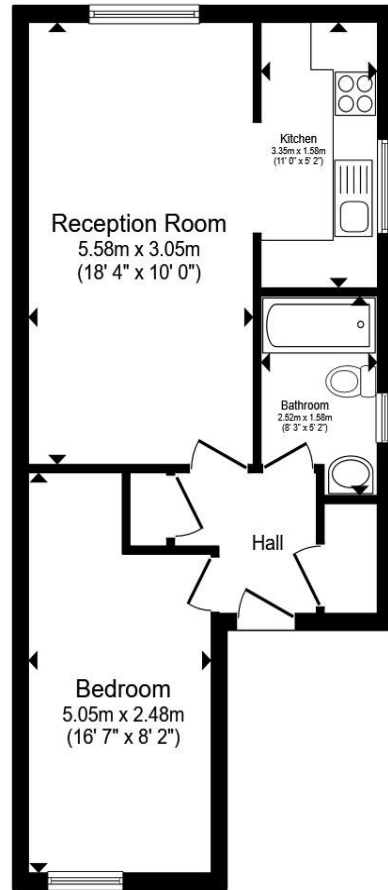
Set within a well-maintained purpose-built development on Wallis Close, this well-proportioned one bedroom apartment offers an excellent opportunity for first-time buyers or investors alike.

The property is offered to the market chain free and boasts over 450 sq ft of internal living space, making it a particularly generous example for a one bedroom flat. The accommodation comprises a bright and spacious reception room, a separate kitchen, a good sized double bedroom, and a bathroom. The layout provides a comfortable and practical living environment, with scope to personalise if desired.

Ideally located in Battersea, the flat is within easy reach of a number of transport links. Clapham Junction Station is approximately 0.7 miles away, offering direct services to London Waterloo in around 10 minutes, alongside a wide range of national and local routes. Wandsworth Town Station is also close by (circa 0.7 miles), providing additional rail connections into central London.

Residents benefit from a wide selection of local amenities nearby, including shops, cafés, and restaurants along Lavender Hill and Battersea Park Road. The open green spaces of Battersea Park are also within easy reach (approximately 0.7 miles), offering leisure and recreational facilities.





## First Floor

Total floor area 43.4 m<sup>2</sup> (467 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Wallis Close, London

- Well Proportioned One Bedroom Flat
- Over 450 sq ft of Internal Space
- Purpose Built Development
- Spacious Reception Room
- Excellent First Time Purchase

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1036.00

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £300,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/BTS106921](https://www.barnardmarcus.co.uk/Property/BTS106921)



Property Ref:  
BTS106921 - 0006

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