



barnard marcus

Marney Road, London SW11 5EP

welcome to

Marney Road, London

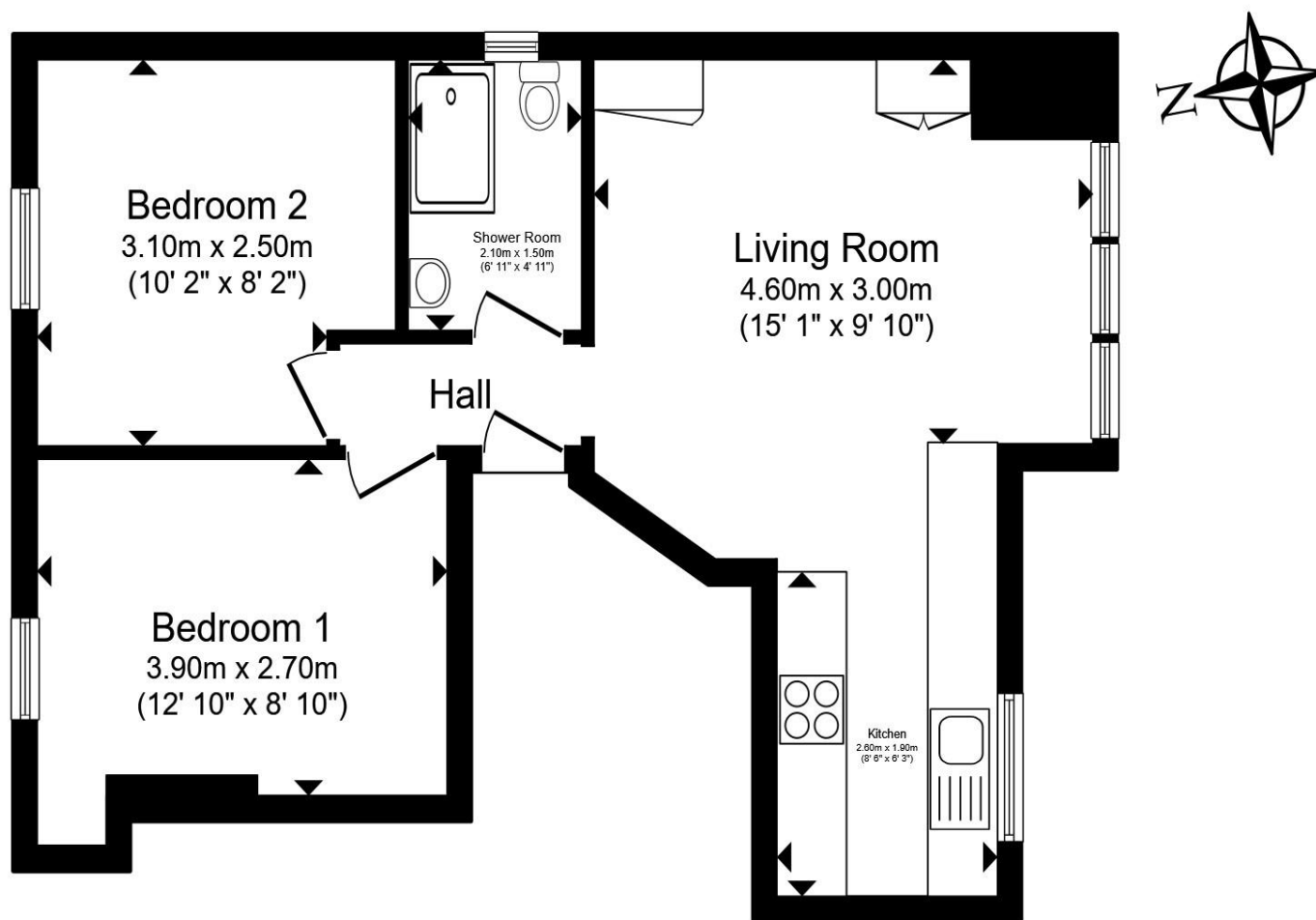
The ever-popular Marney Road in the heart of SW11. The property is offered in excellent condition throughout and combines period charm with modern living, making it an ideal home for professionals, couples or a small family.

The accommodation comprises two genuine double bedrooms, both well-proportioned and filled with natural light, alongside a stylish open plan kitchen and reception room which forms the heart of the home. This space is ideal for both entertaining and everyday living, with a modern fitted kitchen seamlessly integrated into a bright and welcoming reception area. The flat has been thoughtfully maintained and offers a calm, turnkey feel throughout.

Marney Road is a quiet residential street ideally positioned for the amenities of Battersea and Clapham. Clapham Junction station is approximately a 0.7 mile walk away, providing direct services to London Victoria, Waterloo and Gatwick Airport. Clapham common and Clapham south tube stations are also within walking distance. Numerous bus routes run nearby, offering quick access into Chelsea, the West End and the City. The open green spaces of Wandsworth Common and Clapham Common are both close at hand, as are the cafés, shops, restaurants and gyms of Battersea Rise, Northcote Road and Lavender Hill.

Opportunity to purchase a share of freehold and extend at the rear of the building subject to the usual permissions and negotiations.





Total floor area 46.2 m² (497 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

welcome to

Marney Road, London

- First Floor Victorian Conversion
- Two Well-Proportioned Double Bedrooms
- Open Plan Kitchen and Reception Room
- Excellent Condition Throughout
- Prime SW11 Location Close to Clapham Junction and Local Amenities

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS105828



Property Ref:
BTS105828 - 0006

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.

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.



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