



**Mcdermott Close, London SW11 2LZ**

**welcome to**

## **McDermott Close, London**

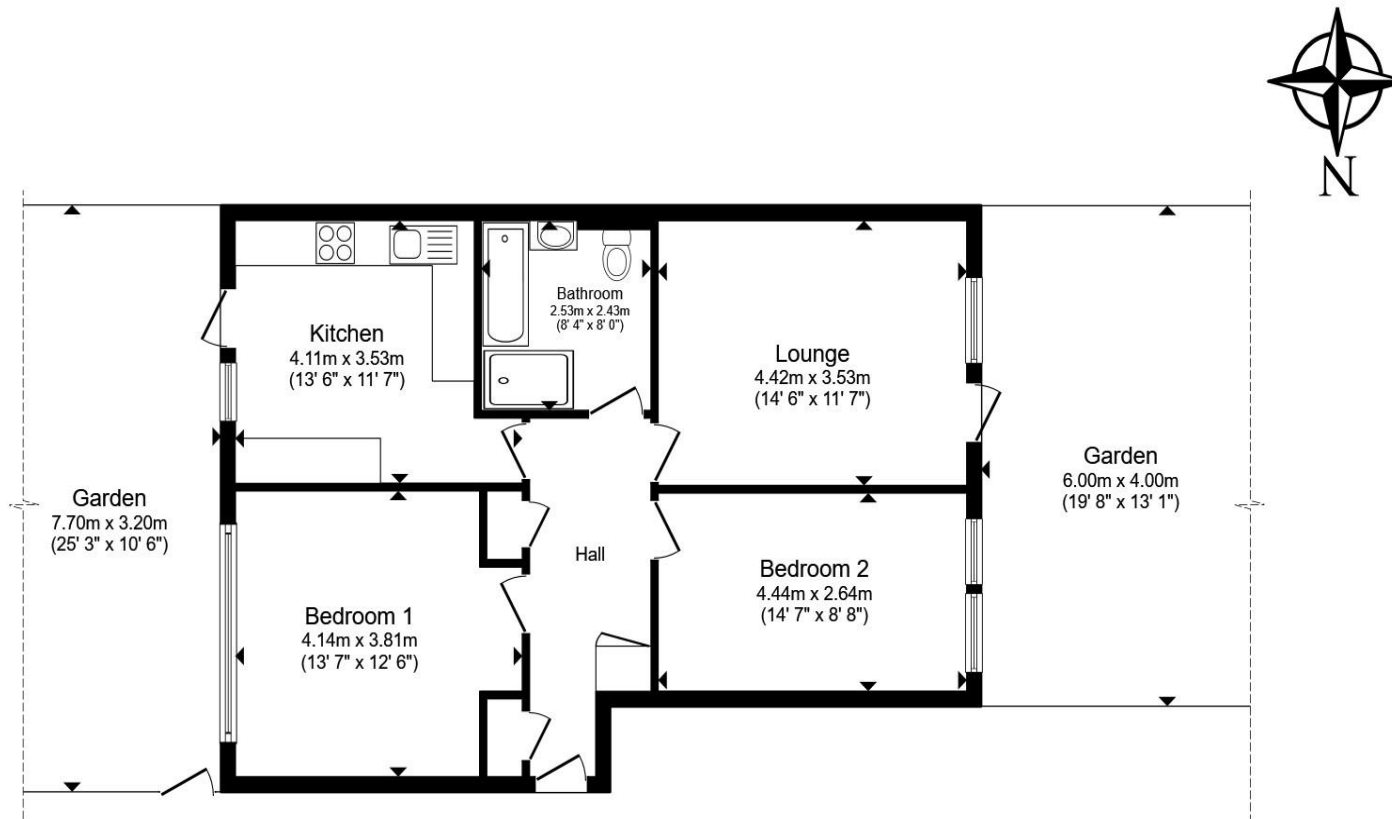
This beautifully presented two-bedroom ground floor flat is set within a well-maintained purpose-built development on the ever-popular McDermott Close, SW11. Recently renovated throughout, the property offers bright, contemporary living space and the rare benefit of two private gardens, making it ideal for both owner-occupiers and investors alike.

The accommodation comprises a spacious reception room, a sleek newly fitted kitchen with direct access to one of the private gardens, two well-proportioned bedrooms and a modern bathroom finished to a high standard. The layout is practical and well balanced, with excellent natural light throughout and a real sense of indoor-outdoor living.

McDermott Close is ideally positioned for the amenities of Battersea, with a variety of shops, cafés and restaurants nearby along Battersea Park Road and Lavender Hill. Battersea Park is approximately 0.6 miles away, offering vast green space, leisure facilities and riverside walks.

Transport links are excellent, with Clapham Junction Station approximately 0.3 miles away, providing fast connections into Central London and beyond. There are several bus routes which serve the area, offering convenient access across South West London.





Total floor area 71.5 m<sup>2</sup> (770 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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## Mcdermott Close, London

- Two-bedroom Ground Floor Flat
- Purpose-built Block
- Newly Renovated Throughout
- Two Private Gardens
- Chain-free Sale

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 926.39

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £475,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/BTS106862](https://barnardmarcus.co.uk/Property/BTS106862)



Property Ref:  
BTS106862 - 0009

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