



barnard marcus

Alderley House Albion Avenue, London SW8 2AN


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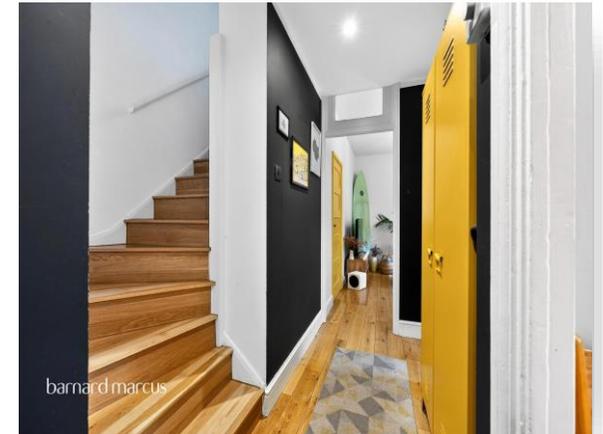
welcome to

Alderley House Albion Avenue, London

A bright and generously proportioned two bedroom apartment for sale, arranged over the first and second floors of a well-maintained late-1920s purpose-built block, quietly positioned just off Wandsworth Road. Presented in good order throughout, the property offers an excellent opportunity for first-time buyers and investors alike.

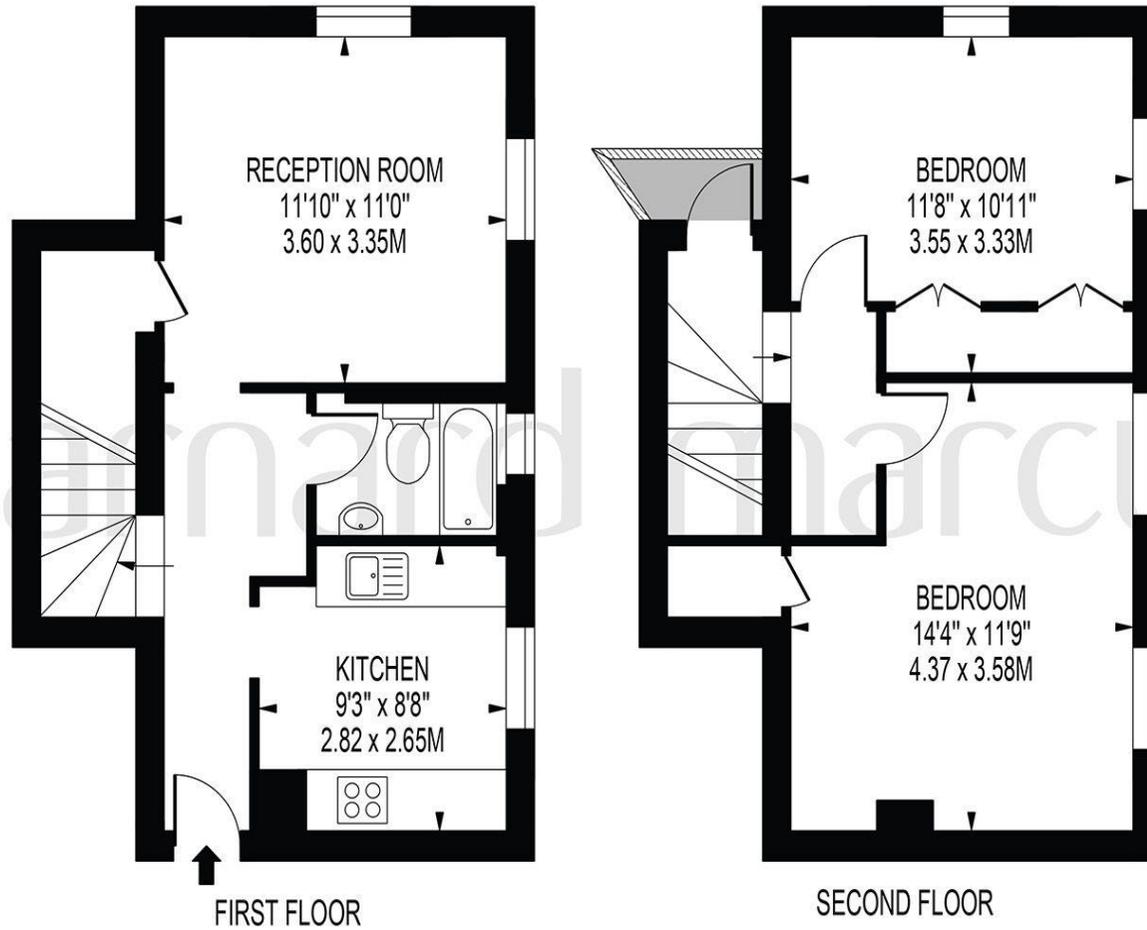
The accommodation comprises a welcoming entrance hall, a spacious reception room, a separate fitted kitchen, two well-sized double bedrooms and a full family bathroom suite. The layout provides a practical sense of separation between living and sleeping spaces, enhancing both comfort and privacy.

The location is particularly convenient, with Stockwell and Clapham North stations both within easy walking distance, the Overground at Wandsworth Road moments away, and an extensive choice of bus routes on the doorstep-ensuring swift connections across Central and Southwest London.



ALDERLEY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 705 SQ FT - 65.52 SQ M



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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.

welcome to

Alderley House Albion Avenue, London

- Two Double Bedrooms
- Great Transport Links
- Split Level
- Long Lease
- Attractive Purpose Low Rise Block

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 3500.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Nov 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CPM107064](https://www.barnardmarcus.co.uk/Property/CPM107064)



Property Ref:
CPM107064 - 0017

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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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