



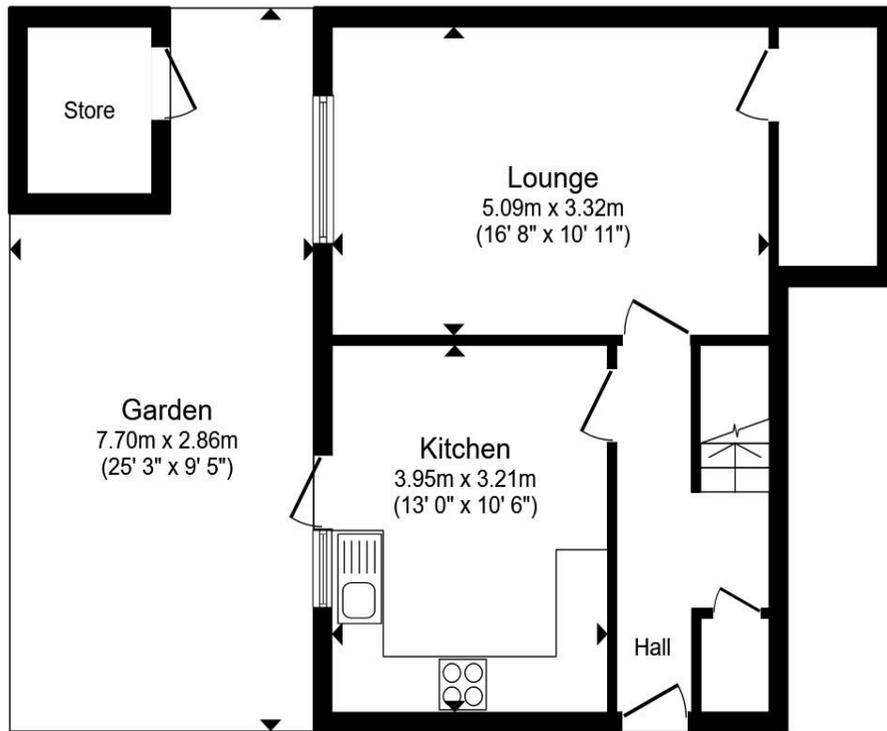
Fawcett Close, London SW11 2LT

welcome to

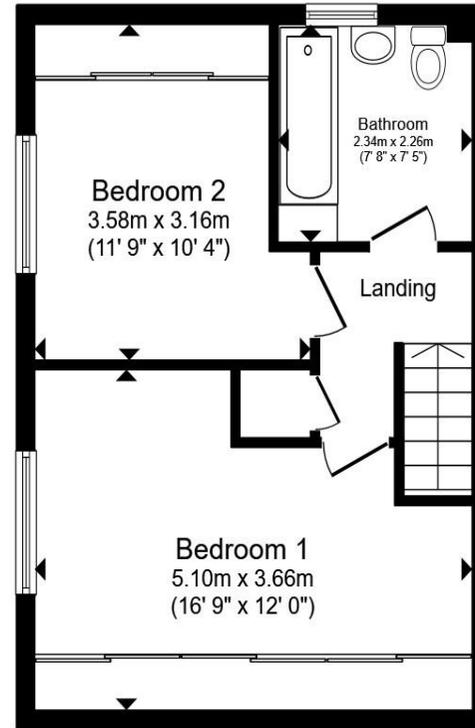
Fawcett Close, London

Split level two bedroom garden flat, presented in excellent condition and offered with no onward chain.





Ground Floor



First Floor

Total floor area 80.9 m² (871 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



We are pleased to present this beautiful split-level purpose-built two bedroom flat occupying a peaceful residential close in the heart of Battersea. This stylish home has been kept in very good condition throughout and offers an exceptional blend of space, light and outdoor living - ideal for first time buyers, investors or anyone seeking a ready-to-move-into home in one of SW11's most desirable pockets.

The property features two double bedrooms configured on the split level, providing privacy and flexibility. A well-proportioned reception room leads into a separate kitchen, spacious enough for modern living. One of the standout features of the property is its private garden, perfect for entertaining in the warmer months or enjoying a quiet alfresco drink after work. There is excellent storage throughout, and the accommodation feels bright and welcoming.

Located just a short walk from Clapham Junction station (approx. 0.4 miles) which provides superb rail and Overground services across London and beyond. A wide range of buses serve the area too, connecting you quickly to local neighbourhoods and central London.

For everyday conveniences, a number of supermarkets including Tesco and Sainsbury's are within approximately 0.1-0.2 miles. There are plenty of cafés, restaurants and bars around St John's Hill and Northcote Road, as well as green spaces such as Battersea Park just a short distance away.

welcome to

Fawcett Close, London

- Split Level Layout with Excellent Flow and Space
- Two Double Bedrooms
- Private Garden
- Chain Free - Ready for a Quick Sale
- Highly Accessible Location to Clapham Junction Station (approx. 0.4 miles)

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1300.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Aug 2004. 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/BTS104652



Property Ref:
BTS104652 - 0003

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.



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