



Wandsworth Road, London SW8 3JH

Not for marketing purposes INTERNAL USE ONLY

welcome to

Wandsworth Road, London

Arranged over the upper floors, the property offers particularly well-balanced accommodation throughout, including a substantial reception room with an abundance of natural light and ample space for both entertaining and dining. A separate kitchen / breakfast room provides excellent potential to redesign and modernise to suit individual requirements. The upper level comprises three genuine double bedrooms, a family bathroom and excellent built-in storage, with the split-level layout creating a strong sense of volume and separation throughout.

The property would make an ideal first-time purchase, upsizing opportunity or long-term investment, with the added benefit of a share of the freehold and no onward chain.

Perfectly positioned for the amenities of Clapham Old Town, residents can enjoy a superb selection of cafés, restaurants, bars and boutique shops, alongside excellent transport connections via both Clapham Common Underground Station and Wandsworth Road Overground Station. The wide open green spaces of Clapham Common are also nearby.





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Wandsworth Road, London

- Approximately 1,000 sq ft of accommodation
- Three genuine double bedrooms
- Split-level period apartment
- Excellent potential for modernisation
- Share of freehold

Tenure: Leasehold EPC Rating: D

Council Tax Band: B 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.

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPM108453 - 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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