



**Thursley House Holmewood Gardens, London SW2 3RX**

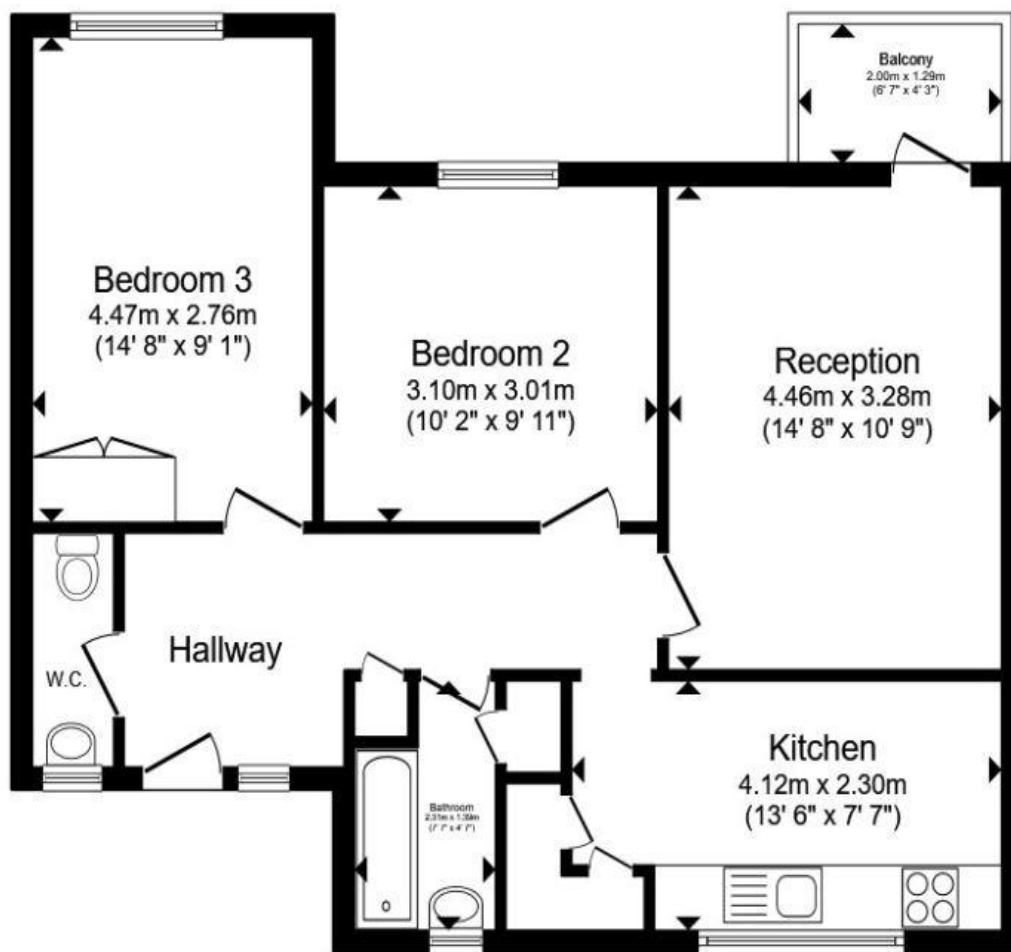
***welcome to***

## **Thursley House Holmewood Gardens, London**

A two double bedroom fourth floor flat for sale. Set within a well-maintained purpose-built development, this appealing flat offers well-balanced accommodation with clear scope for enhancement, making it an attractive proposition for both owner-occupiers and investors alike. The property benefits from a generously proportioned kitchen, comfortably accommodating a dining table and lending itself well to modernisation or reconfiguration to suit contemporary living. The principal living space opens directly onto a private balcony, providing a welcome extension to the accommodation and an ideal spot for morning coffee or evening relaxation.

Holmewood Gardens is perfectly positioned for convenient city living, it sits within easy reach of Brixton underground station, along with Clapham South and Clapham Common, offering excellent transport connections alongside a vibrant selection of cafés, restaurants and local amenities. Offered with the opportunity to add value through cosmetic improvement, the flat combines practical layout, private outdoor space, and solid fundamentals, all within a popular and well-connected SW2 location.





Total floor area 64.4 m<sup>2</sup> (693 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)

**welcome to**

## **Thursley House Holmewood Gardens, London**

- Two double bedrooms
- In-excess of 690 square feet
- Private Balcony
- Fifth floor with lift
- Far reaching views

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 3000.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Jun 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £375,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CPM108332](https://barnardmarcus.co.uk/Property/CPM108332)



Property Ref:  
CPM108332 - 0017

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.



**barnard marcus**



**020 7720 5932**



[Clapham@barnardmarcus.co.uk](mailto:Clapham@barnardmarcus.co.uk)



85 Rectory Grove, Clapham, LONDON, SW4  
0DR



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**