



barnard marcus

**Butler Court Hyde Lane, London SW11 3EX**



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## **Butler Court Hyde Lane, London**

35 Butler Court, Hyde Lane, London, SE11 3EX

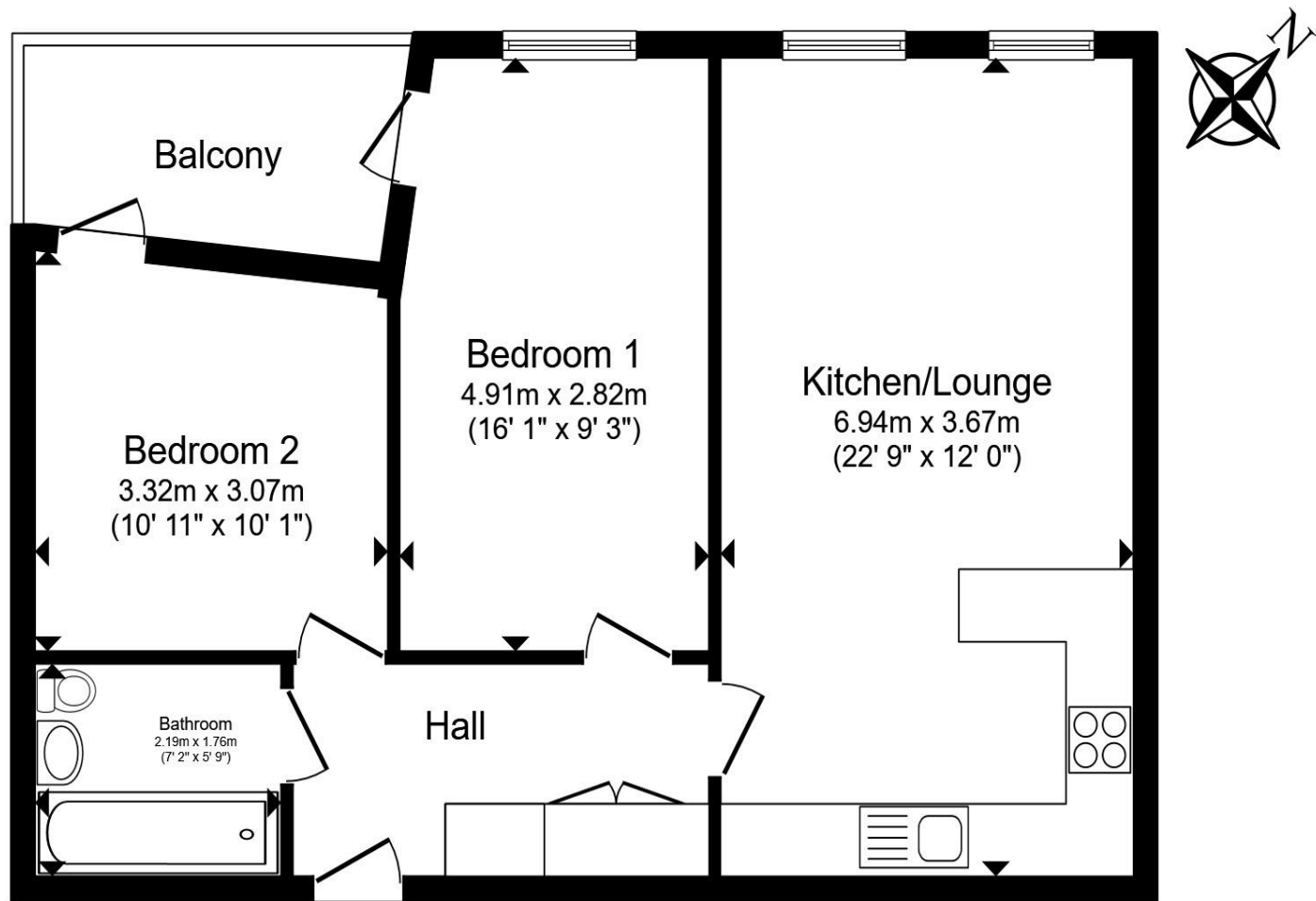
We are acting in the sale of the above property and have received an offer of £440,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

A well-proportioned two bedroom first floor apartment located within Butler Court, a modern secure purpose built block just off Hyde Lane in the heart of Battersea. This light and airy home features an open-plan kitchen/reception room opening out onto a private balcony, extending the living space and offering pleasant outlooks.

The accommodation is presented in reasonable condition throughout, offering scope for cosmetic enhancement and personalisation to maximise potential. Both bedrooms are comfortably sized and benefit from natural light, while the flexible open-plan living space creates an ideal setting for contemporary living and





Total floor area 60.1 m<sup>2</sup> (647 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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## Butler Court Hyde Lane, London

- Bright Spacious Two Double Bedroom Flat
- Modern Secure Block with Gated Entry
- Open-Plan Kitchen Reception Room
- Excellent Links to Transport and Amenities
- Sold Chain Free

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £475,000



**view this property online** [barnardmarcus.co.uk/Property/BTS106789](https://www.barnardmarcus.co.uk/Property/BTS106789)



Property Ref:  
BTS106789 - 0005

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.



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Please note the marker reflects the  
postcode not the actual property