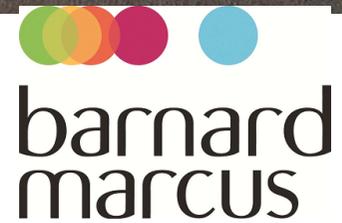




barnard marcus

Mysore Road, London SW11 5RY



welcome to Mysore Road, London

Located on the ever-popular Mysore Road, this bright and well-presented one-bedroom purpose-built flat offers an ideal home for first-time buyers, investors, or anyone looking for a peaceful setting moments from the heart of Battersea.

The property is in good condition throughout, featuring a spacious reception room with plenty of natural light, an open plan kitchen, a comfortable double bedroom, and a modern bathroom. Large windows enhance the sense of space and brightness, creating a warm and inviting atmosphere.

Residents benefit from access to a well-maintained communal garden, perfect for relaxing or entertaining during the warmer months, as well as the convenience of an off-street parking space.

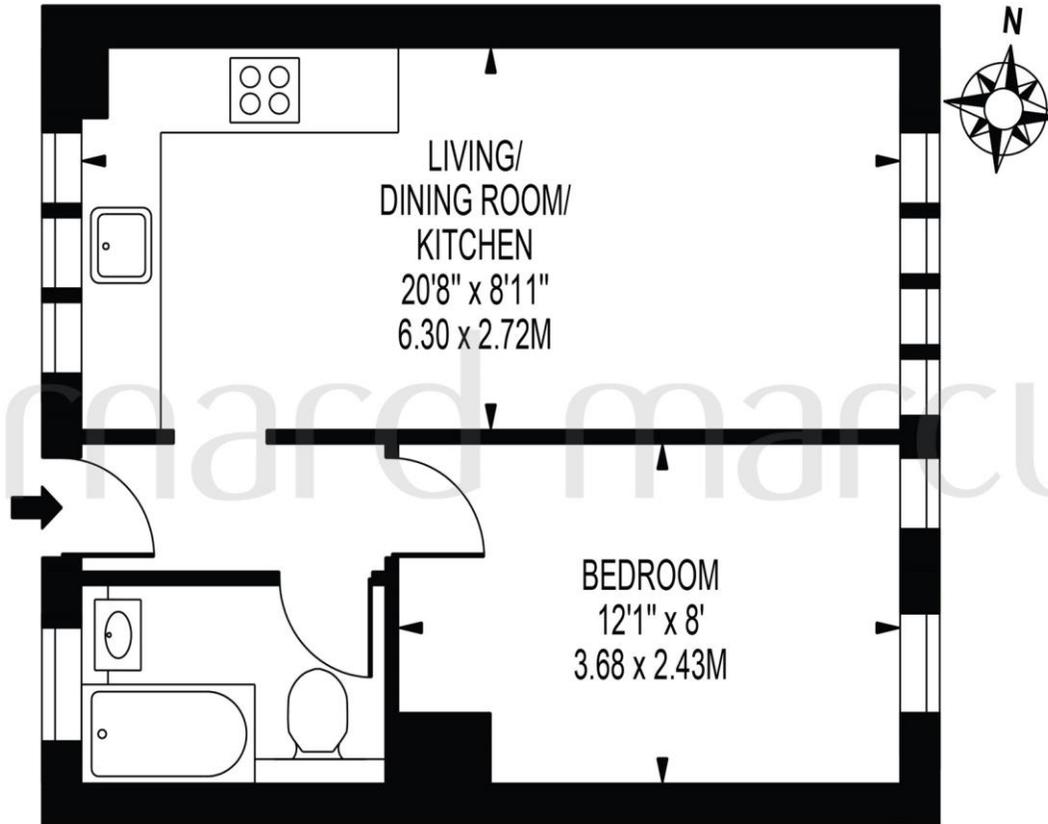
Mysore Road is a quiet residential street located just moments from the green open spaces of Clapham Common and Battersea Park. The property is ideally positioned for excellent transport links, with Clapham Common Underground Station (Northern Line) approximately 0.6 miles away and Clapham Junction Station (National Rail & Overground) around 0.8 miles away. There are also excellent local bus routes providing easy access into Central London, Chelsea, and The City. A wealth of cafes, shops, and restaurants can be found on nearby Northcote Road, Lavender Hill, and Battersea Rise, offering a vibrant mix of amenities right on your doorstep.

The property has very reasonable service charges of £1,062 per year and approximately 112 years remaining on the lease.



MYSORE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 346 SQ FT - 32.14 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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

Mysore Road, London

- Bright and Spacious One-bedroom Flat
- Purpose-built Development
- Good Decorative Condition
- Communal Garden
- Off-street Parking Space

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1062.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 215 years from 15 Nov 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/BTS106805](https://www.barnardmarcus.co.uk/Property/BTS106805)



Property Ref:
BTS106805 - 0004

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 7228 8686



Battersea@barnardmarcus.co.uk



235-237 Lavender Hill, Battersea, LONDON,
SW11 1JW



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