



Brooklands Court Wandsworth Road, London SW8 3LX

welcome to

Brooklands Court Wandsworth Road, London

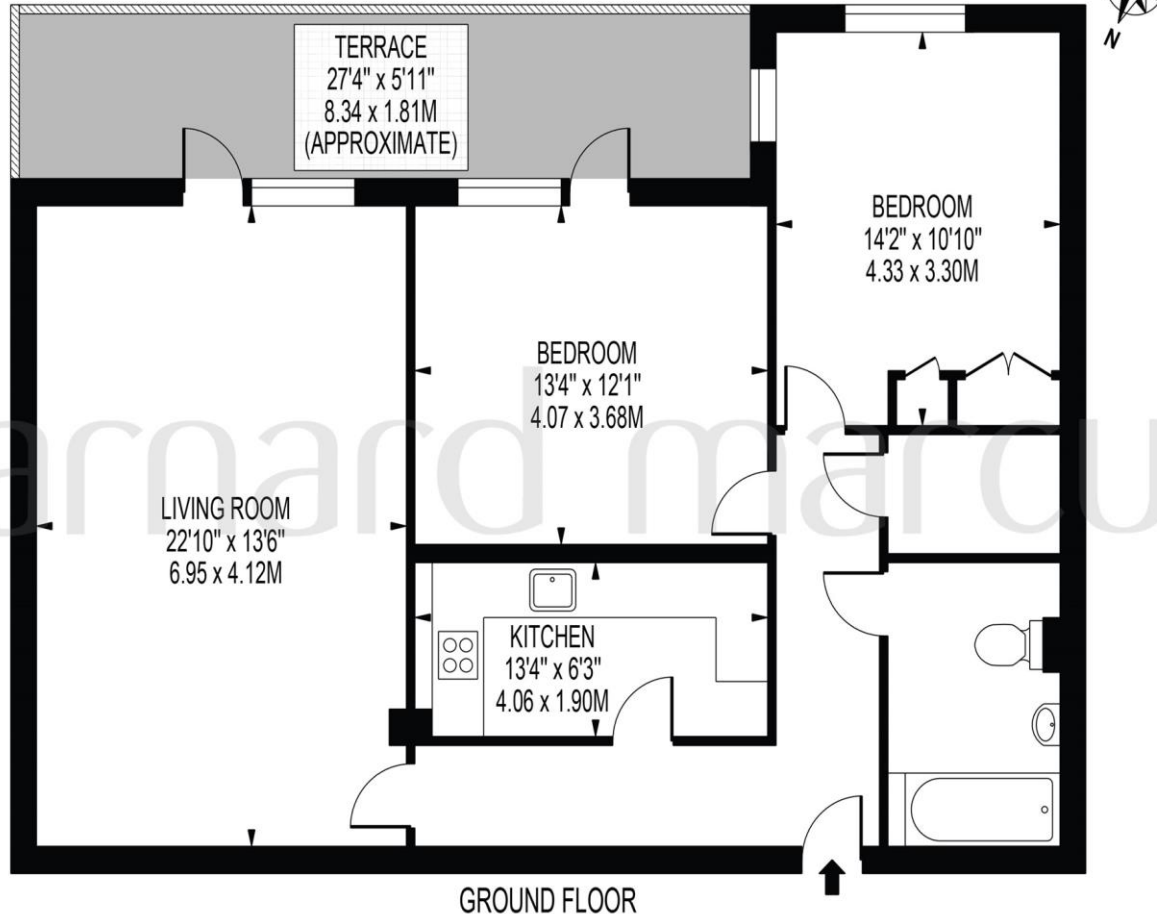
A well presented two bedroom apartment located on the very popular Wandsworth Road, London which is within immediate proximity to many first-class amenities including the Clapham High Street, Clapham Common and the cafes of Clapham Old Town with excellent transport links into central London.

This apartment comprises of a large reception room with direct access to the terrace, separate kitchen with fitted in appliances, three piece family bathroom and two double bedrooms with the master bedroom also having direct access to the terrace. This apartment has the luxury of having 964 Sq Ft.



BROOKLANDS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 964 SQ FT - 89.57 SQ M



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.
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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.

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- Two Double Bedrooms
- Ground Floor
- Close Proximity to Clapham Old Town
- 0.1 Miles From Wandsworth Town Station
- Terrace

Tenure: Leasehold EPC Rating: B

Council Tax Band: E 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.

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM107961



Property Ref:
CPM107961 - 0006

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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