



Arden House Grantham Road, London SW9 9DR

welcome to

Arden House Grantham Road, London

A well located two-bedroom apartment on Grantham Road, offering a bright reception room, fitted kitchen, and modern bathroom. Both bedrooms are well-proportioned, and the property benefits from practical storage throughout.



A well located two-bedroom apartment on Grantham Road, offering a bright reception room, fitted kitchen, and modern bathroom. Both bedrooms are well-proportioned, and the property benefits from practical storage throughout.

The reception room provides an inviting space for relaxation and entertaining, while the kitchen is functional. Both bedrooms are comfortable and light-filled, creating an spacious living environment.

Conveniently located for Brixton Underground and the shops, cafés, and restaurants of Brixton Village, the apartment offers excellent transport connections into central London. This property is ideal for first-time buyers, professionals, or investors seeking a well-located South West London home with scope to personalise.



view this property online barnardmarcus.co.uk/Property/CPM107636



welcome to

Arden House Grantham Road, London

- Two Double Bedrooms
- Split Level
- Balcony
- Beautiful Views Over London
- Clapham North Triangle Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 500.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 215 years from 14 Aug 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM107636



Property Ref:
CPM107636 - 0016

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



85 Rectory Grove, Clapham, LONDON, SW4
0DR



barnardmarcus.co.uk