



William Bonney Estate, London SW4 7JF

welcome to

William Bonney Estate, London

A well-proportioned and versatile upper floor apartment for sale, ideally positioned moments from Clapham Common.

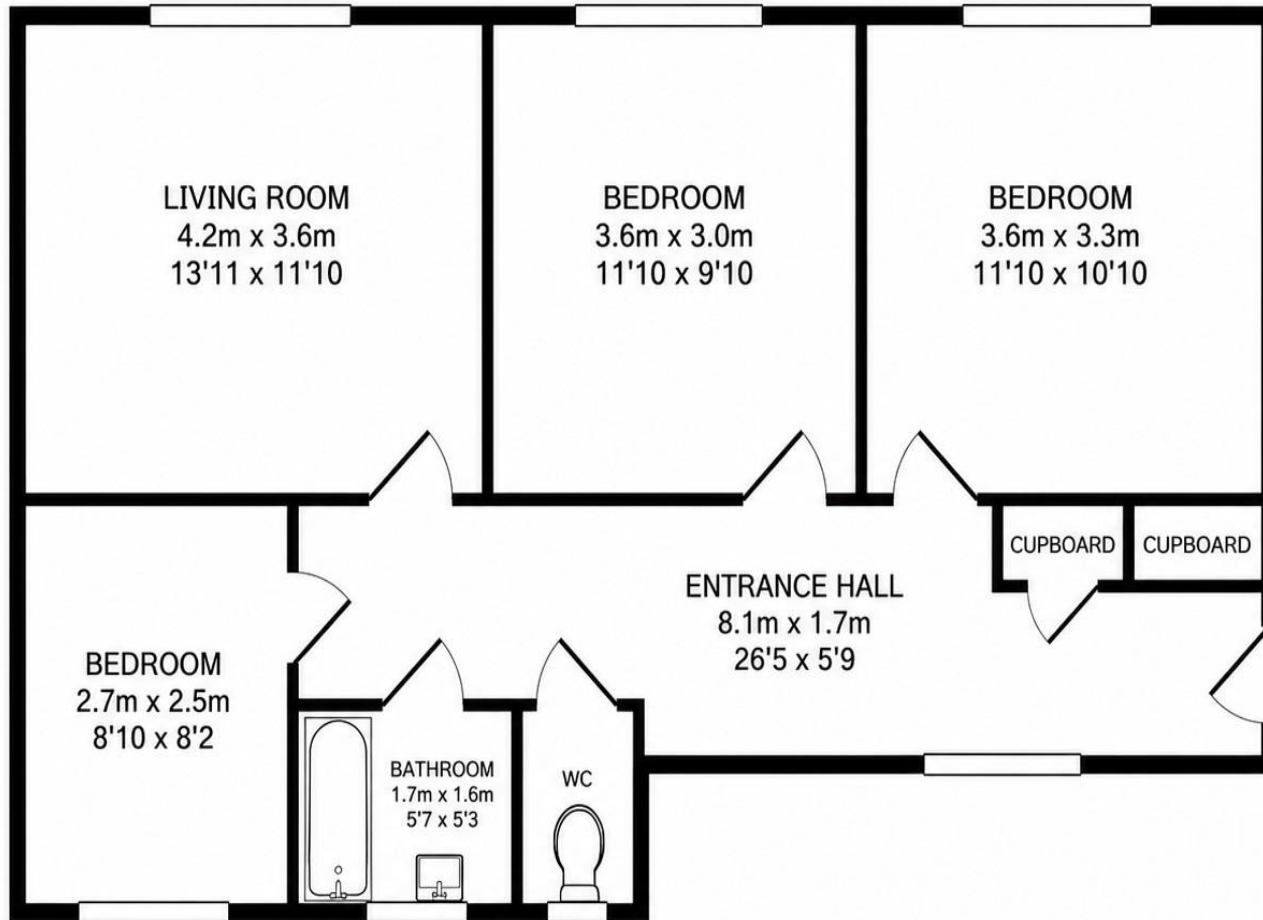
Originally configured as a spacious two-bedroom apartment, the property has been thoughtfully reconfigured by the current owners to provide three bedrooms, offering flexible accommodation well suited to both owner-occupiers and investors alike.

The apartment offers bright and well-balanced living space, centred around an open-plan reception/kitchen, designed for modern living and entertaining. The interiors are presented in a clean, neutral palette, complemented by wood-effect flooring, double glazing and gas central heating throughout. A contemporary bathroom, along with useful inbuilt storage from the entrance hallway, further enhances the practicality of the home.

Offered to the market with no onward chain, the property represents an excellent rental investment, whilst equally providing a compelling opportunity for a first-time buyer seeking to establish themselves in this highly desirable location. There remains clear scope to add value over time.

Perfectly situated, the property is within a short walk of Clapham Common, Clapham North and Clapham High Street stations, offering swift and convenient access into Central London. The immediate area provides an exceptional lifestyle offering, with a vibrant selection of cafés, restaurants and bars, alongside the open green spaces of Clapham Common. Brixton is also within easy reach, renowned for its bustling markets and cultural landmarks, including the O2 Academy.





TOTAL APPROX. FLOOR AREA 62.3 SQ.M. (671 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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William Bonney Estate, London

- Three-bedroom upper floor apartment (originally a spacious two-bedroom)
- Open-plan reception/kitchen with bright, well-balanced living space
- Offered with no onward chain - ideal first-time buy or investment
- Scope to add value with strong rental potential
- Moments from Clapham Common and excellent transport links into Central London

Tenure: Leasehold EPC Rating: D

Council Tax Band: B 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.

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108440



Property Ref:
CPM108440 - 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.

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