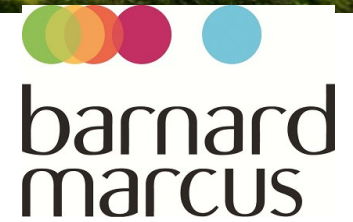




**Cameford Court, New Park Road, London SW2 4LJ**



**welcome to**

## **Cameford Court, New Park Road, London**

Positioned within the sought-after triangle between Clapham, Brixton and Streatham, this attractive Art Deco apartment forms part of the highly regarded Cameford Court. Built in 1928 and arranged around a charming communal lawn, the apartment enjoys a peaceful position to the rear of the building and retains a number of attractive period features.

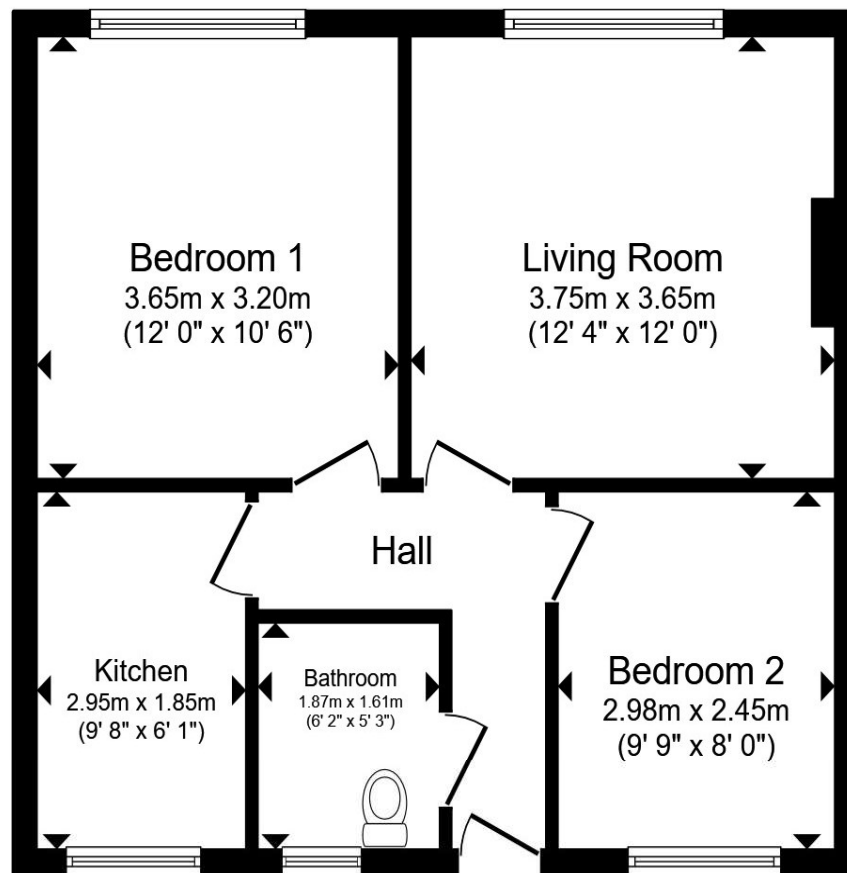
The accommodation comprises two well-proportioned bedrooms, a bright reception room, separate kitchen and bathroom, offering excellent scope for further improvement.

The location provides easy access to Clapham, Brixton, Balham, Streatham and Herne Hill, all of which offer an excellent selection of cafés, restaurants, shops and leisure facilities. Nearby green spaces include Clapham Common, Tooting Bec Common and Brockwell Park, whilst local favourites such as Hyde Farm Coffee are just a short walk away.

Brixton Village is within easy reach and offers a vibrant mix of restaurants, bars and independent retailers. The popular amenities of Abbeville Village are also nearby.

New Park Road is ideally situated for commuters, with convenient access to both the Northern and Victoria Underground lines, together with mainline services from Streatham Hill and Balham, providing excellent connections into Central London.





## First Floor

Total floor area 47.3 m<sup>2</sup> (509 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)



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, I am sold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with I am sold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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## Cameford Court New Park Road, London

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price

Tenure: Leasehold EPC Rating: C

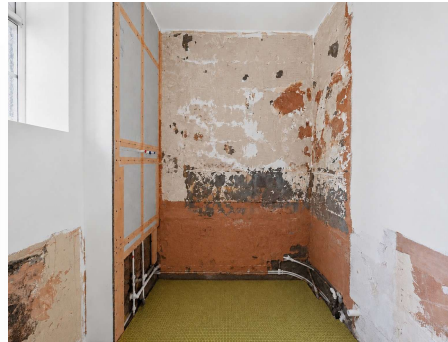
Council Tax Band: C Service Charge: 1116.50

Ground Rent: 15.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Dec 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£225,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CPM108495](https://barnardmarcus.co.uk/Property/CPM108495)



Property Ref:  
CPM108495 - 0002

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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barnard marcus



**020 7720 5932**



[Clapham@barnardmarcus.co.uk](mailto:Clapham@barnardmarcus.co.uk)



85 Rectory Grove, Clapham, LONDON, SW4 0DR



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