



William Bonney Estate, London SW4 7JG



welcome to

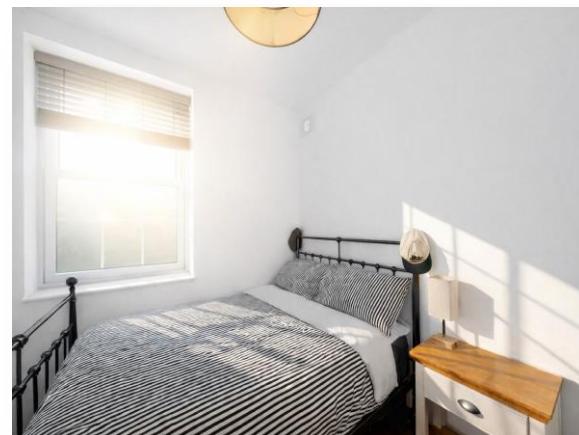
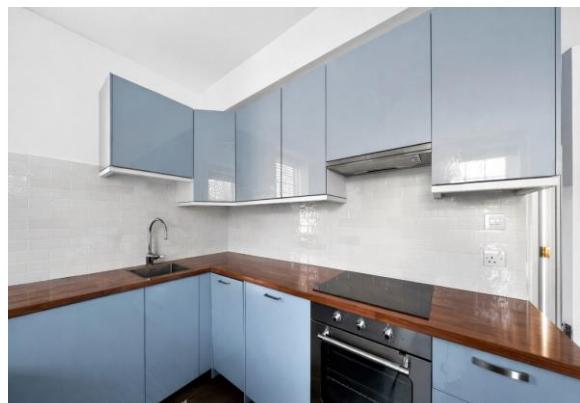
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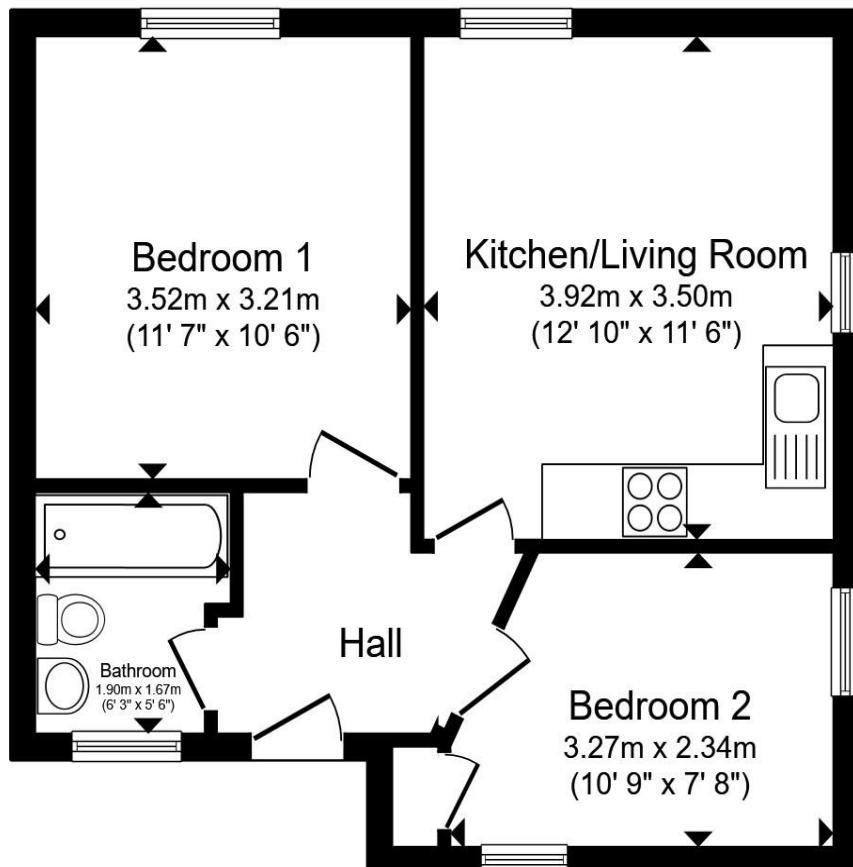
A thoughtfully refurbished two-bedroom ground floor apartment for sale, positioned within a well-maintained purpose-built development and offering an excellent balance of comfort, light and convenience.

The property is accessed via its own private front door and is arranged to provide a bright and well-proportioned reception room, open-plan kitchen enjoying pleasant outlooks, two genuine double bedrooms, all finished to a contemporary standard. Hardwood flooring and stylish column radiators run throughout, enhancing the sense of quality and cohesion.

Ideally located within easy reach of Clapham Common Underground station and the wide-ranging shops, cafés and restaurants of the surrounding area, the flat is also moments from the open green spaces of the Common itself. Resident parking is available.

This property would suit first-time buyers seeking a with strong transport links, or investors looking for a secure acquisition with attractive rental yield.





Ground Floor

Total floor area 41.1 m² (442 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

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- Two double bedrooms
- Bright reception room
- Separate kitchen
- Newly refurbished shower room
- Hardwood flooring throughout

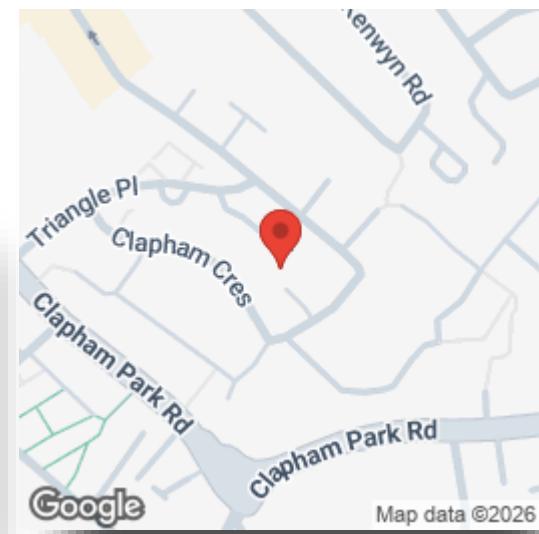
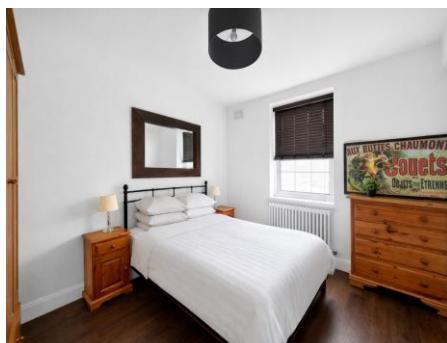
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 3440.13

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Dec 2023.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£440,000



view this property online barnardmarcus.co.uk/Property/CPM108358

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.



Property Ref:
CPM108358 - 0009

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