



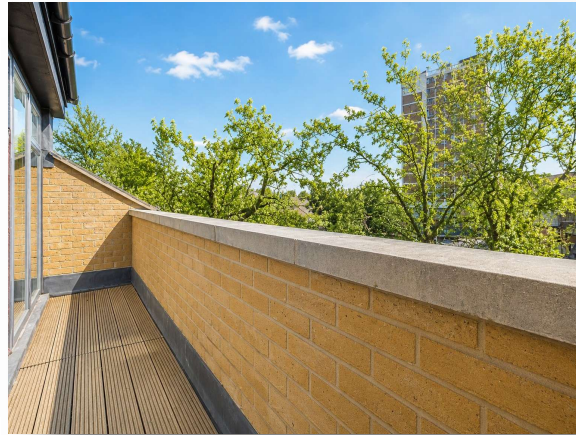
**Courland Grove, London SW8 2PX**

**welcome to**

## **Courland Grove, London**

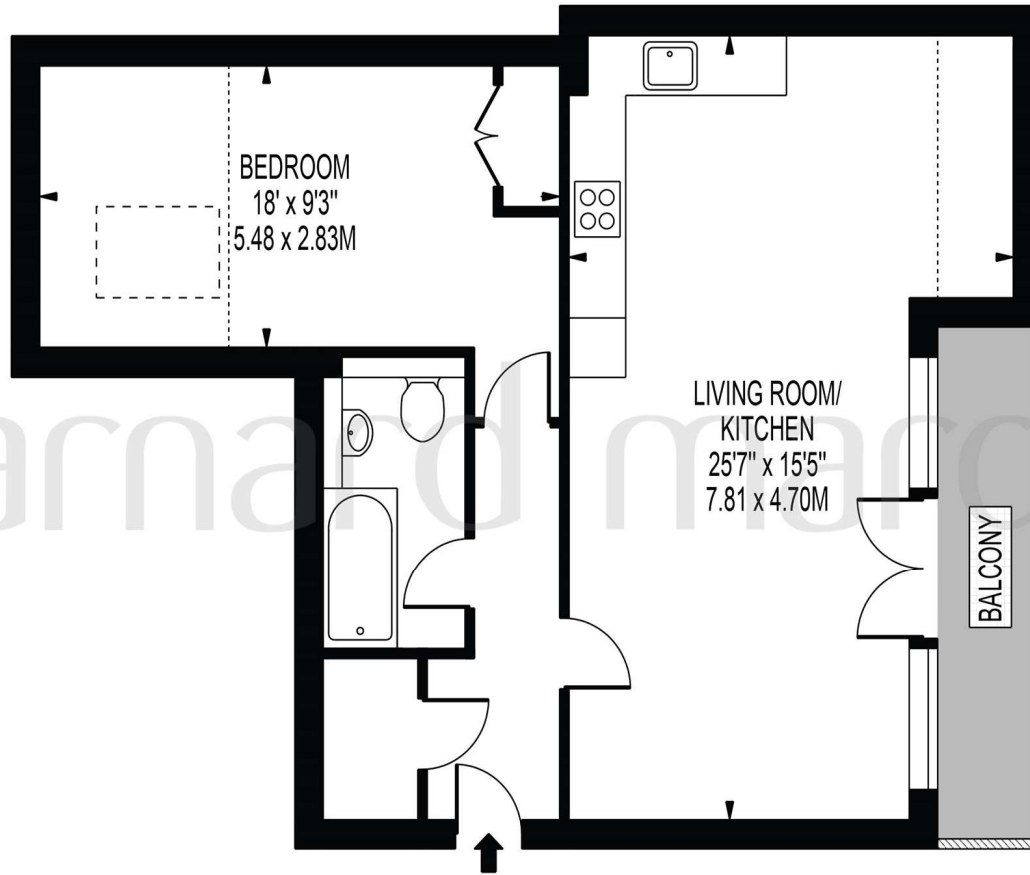
A second floor purpose built flat which is very nicely presented and offers spacious and well-proportioned accommodation including a lovely open plan kitchen/dining/living room with a balcony, large double bedroom with fitted storage and three piece family bathroom.

Courland Grove is positioned closely to Wandsworth Road Overground Station, Battersea Power Station, Nine Elms Underground Station, Stockwell Underground Station, and fantastic bus links going in and out of Central London. You will find in the local area a superb choice of shops, bars & restaurants.



# COURLAND GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 633 SQ FT - 58.81 SQ M



**SECOND FLOOR**  
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.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
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.

welcome to

## Courland Grove, London

- Second Floor
- One Double Bedroom
- Terrace
- Fantastic Location
- Modern

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 232.50

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 May 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CPM107947](https://barnardmarcus.co.uk/Property/CPM107947)



Property Ref:  
CPM107947 - 0004

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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