



**Knebworth House Union Grove, London SW8 2RS**



**welcome to**

## **Knebworth House Union Grove, London**

A well-presented two double bedroom first-floor apartment, set within the popular Knebworth House development on Union Grove.

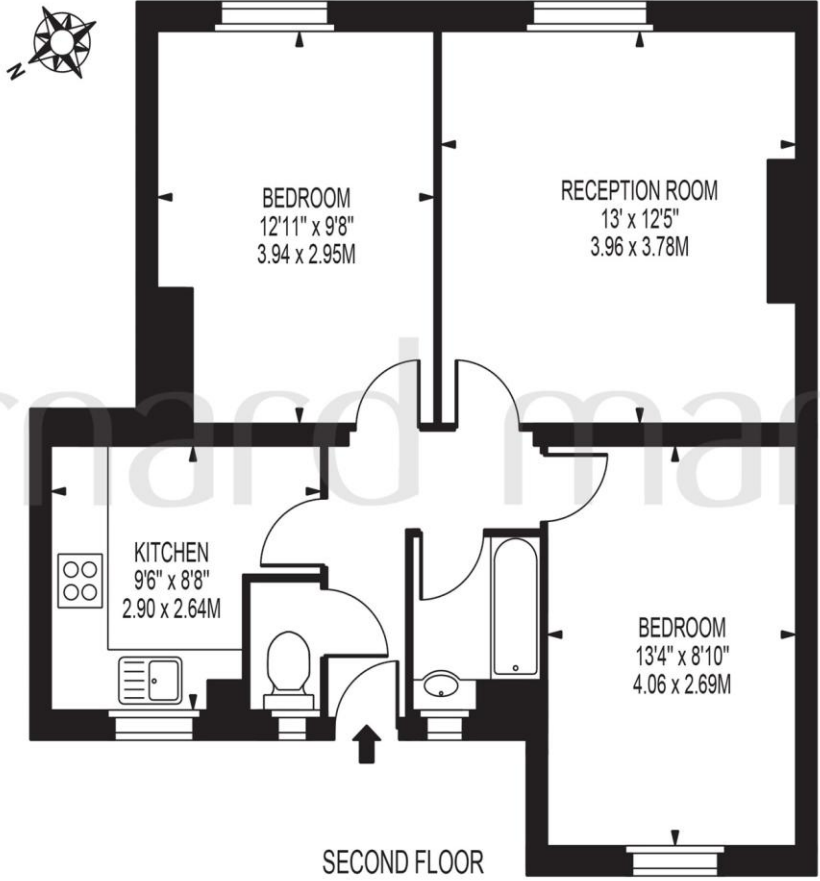
Offering well-balanced accommodation throughout, the property comprises a bright and spacious reception room filled with natural light, a separate fitted kitchen with ample storage, two generous double bedrooms, and a well-appointed three-piece family bathroom.

The property is ideally positioned moments from the green open spaces of Larkhall Park and within easy reach of Wandsworth Road Overground station, providing convenient access into Central London and the surrounding areas. Clapham Old Town, Nine Elms and Battersea are all nearby, offering an excellent selection of cafés, restaurants, shops and local amenities.



**KNEBworth HOUSE,  
UNION GROVE**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 569 SQ FT - 52.87 SQ M



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welcome to

## Knebworth House Union Grove, London

- Two Double Bedrooms
- No Chain Onwards
- First Floor
- Well Presented
- Fantastic Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 10.00

Ground Rent: 1300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Jun 1994. 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/CPM108103](https://www.barnardmarcus.co.uk/Property/CPM108103)



Property Ref:  
CPM108103 - 0028

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