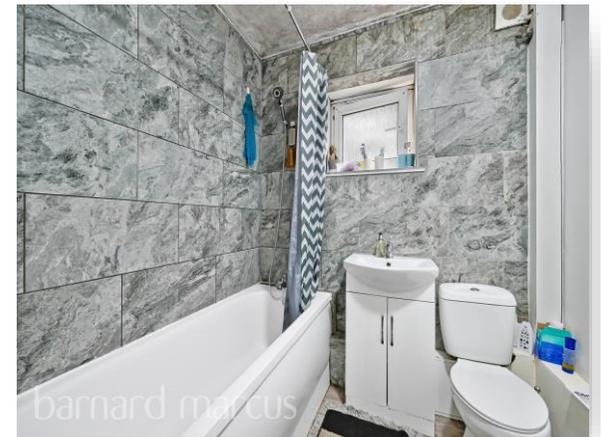




Carmichael Close, London SW11 2HS

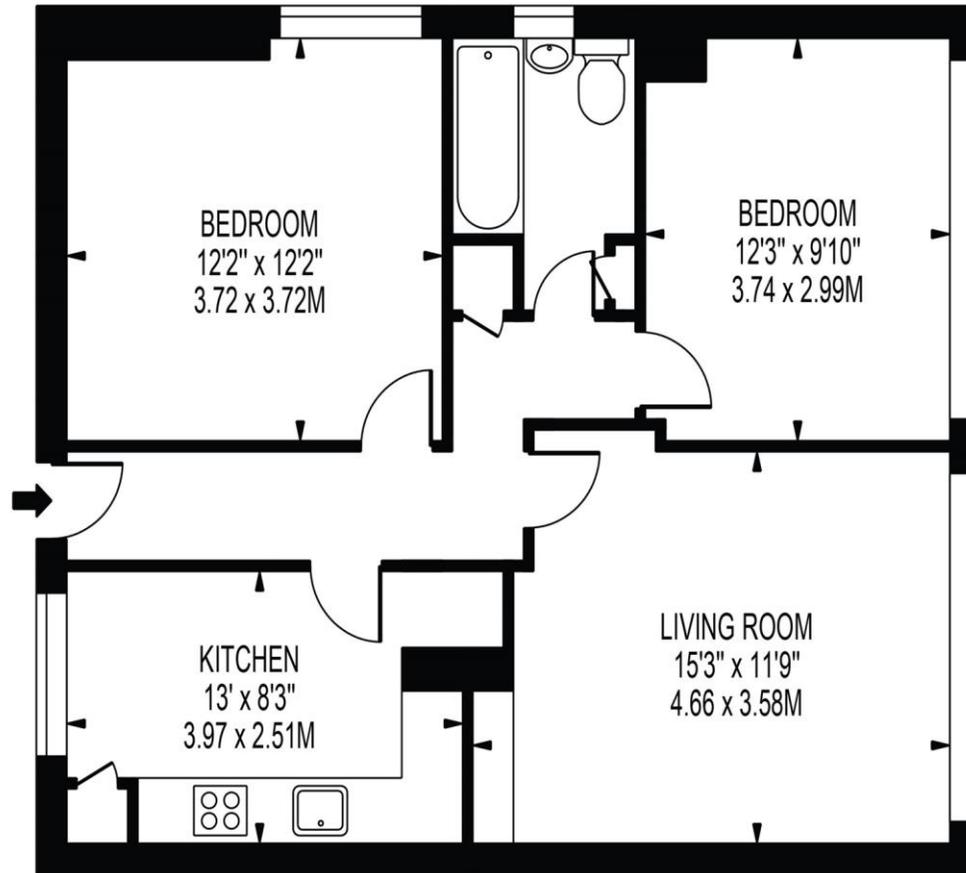
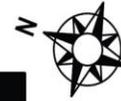
welcome to
Carmichael Close, London

Two-Bedroom Flat, Carmichael Close, SW11, Well-Presented Purpose-Built Apartment



CARMICHAEL CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 689 SQ FT - 63.98 SQ M



FIRST 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.

Set within a well-maintained purpose-built block, this two-bedroom flat in Carmichael Close offers a bright and practical home in the heart of Battersea. Presented in good condition throughout, the property boasts well-proportioned rooms, making it an excellent choice for first-time buyers or buy-to-let investors.

The accommodation comprises a spacious living room, a modern fitted kitchen, two generously sized double bedrooms, and a well-presented bathroom. Neutral décor throughout allows buyers to move straight in while still offering scope to personalise.

Carmichael Close is ideally positioned for excellent transport connections. Clapham Junction Station, just 0.6 miles away, which provides quick and frequent services into London Victoria and London Waterloo in under 15 minutes, making it perfect for commuters. Battersea Park Road and Falcon Road also offer a wide choice of bus routes across London, while the recently opened Battersea Power Station development adds further connectivity with the Northern Line Underground, as well as a host of new shops, bars, and restaurants all within around a mile.

welcome to

Carmichael Close, London

- Two double bedrooms in a purpose-built block
- Good condition throughout - ready to move into
- Spacious living room and separate kitchen
- Close to Battersea Power Station and Clapham Common

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Nov 2003. 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

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106760



Property Ref:
BTS106760 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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