

Wisden House Meadow Road, London SW8 1LT

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welcome to

Wisden House Meadow Road, London

We are delighted to introduce this outstanding three double bedroom split level top floor (3rd/4th) purpose built apartment of sizable proportions, ideal for anyone looking to put their own mark on their property. Available for sale with no onward chain the property offers versatile living space and could be reconfigured to four bedrooms, subject to the usual consents. Set within extremely well kept communal grounds the property is located just moments from Oval tube station (Northern Line), Vauxhall Station (Victoria and Overground Lines) and the iconic Oval cricket ground. There are a plethora of local shops and amenities nearby, and the trendy Brixton High Street is just a short bus ride away. EPC rating: C

Accommodation comprises an entrance hall with good storage, three double bedrooms, large living room, kitchen and bathroom with separate WC. There is also access to communal gardens.

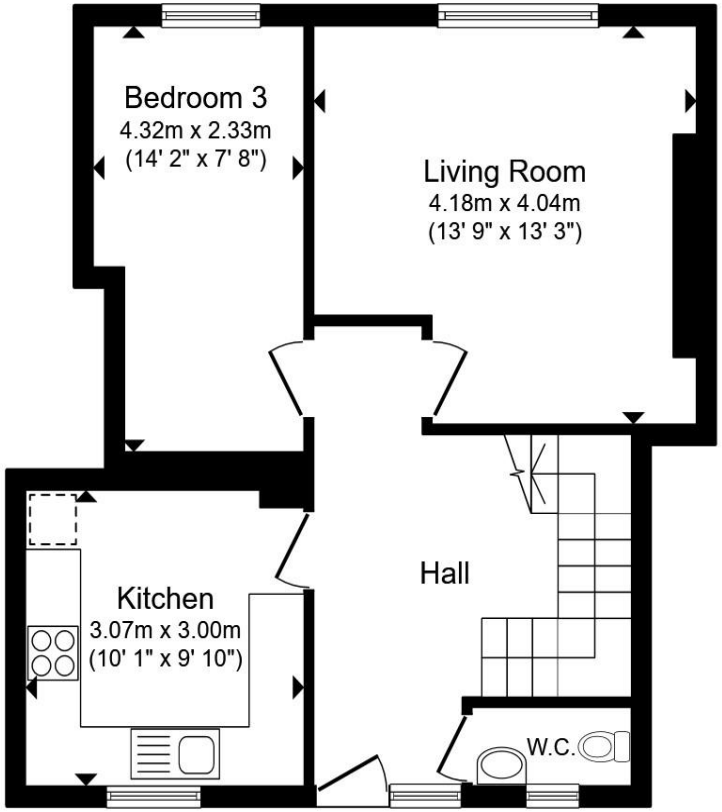
An internal viewing is essential to fully appreciate the accommodation on offer.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

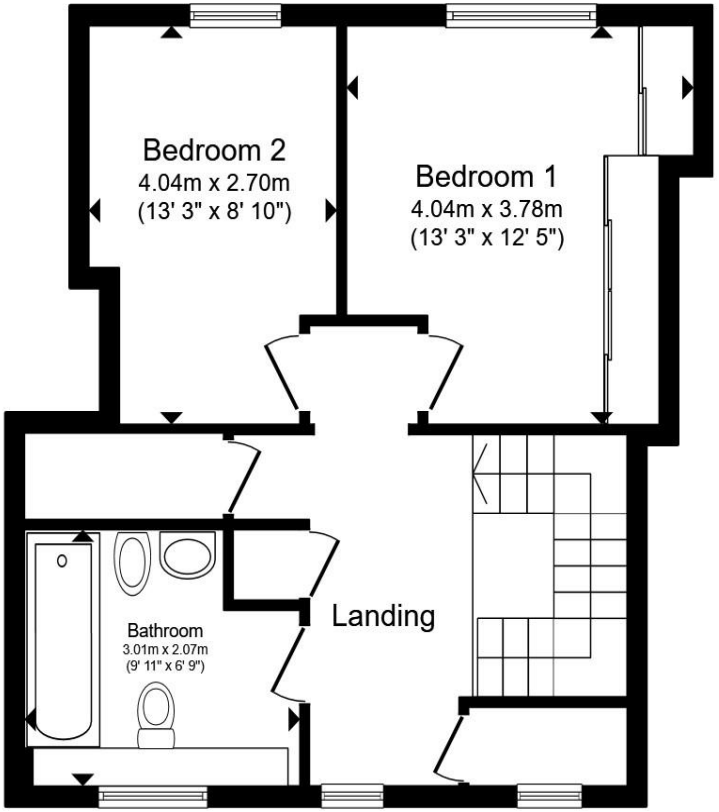








Third Floor



Fourth Floor

Total floor area 98.4 m² (1,059 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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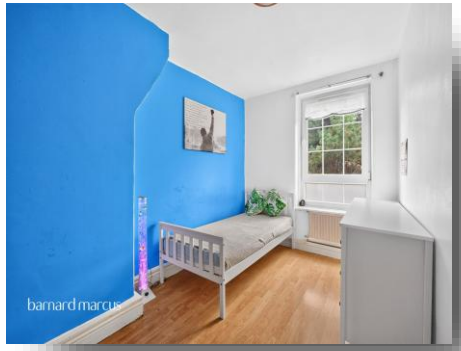
Wisden House Meadow Road, London

- Three Genuine Double Bedrooms
- Split Level
- No Onward Chain
- Top Floors
- Convenient Location

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 2750.76
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Feb 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£475,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111323

The Property Ombudsman

Property Ref:
KGT111323 - 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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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.