



barnard marcus

Cubitt Terrace, London SW4 6AR



welcome to

Cubitt Terrace, London

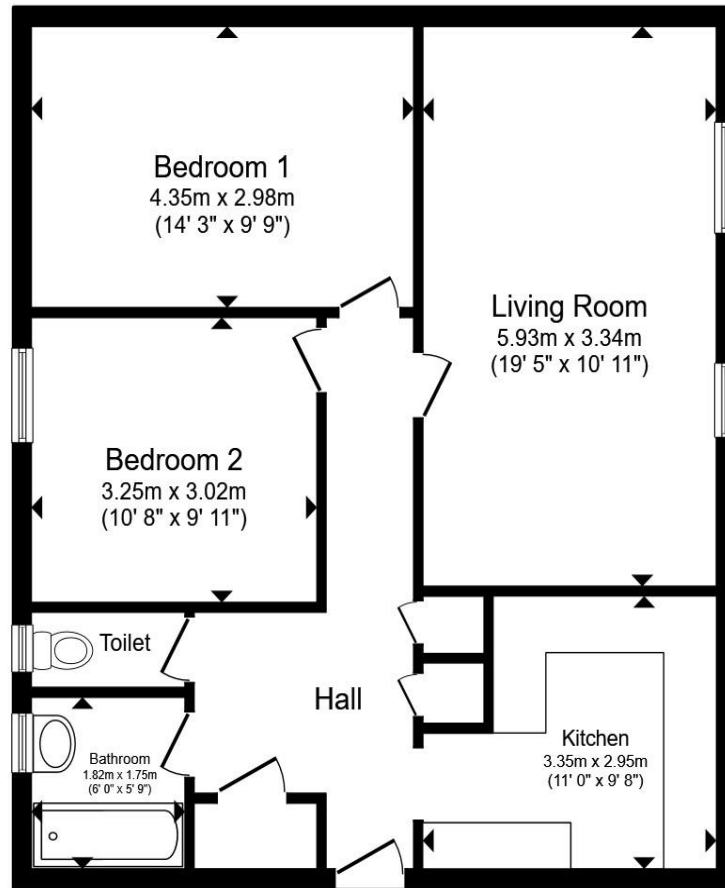
A beautifully arranged, light-filled two double bedroom ground floor purpose-built apartment for sale, ideally positioned within Clapham Old Town and just moments from the open green spaces of Clapham Common. Offered to the market with no onward chain.

Extending to approximately 790 sq ft, the property provides well-balanced accommodation throughout and enjoys a pleasant outlook over the communal gardens. This attractive purpose-built apartment comprises a generous reception room with ample space for both living and dining, a separate kitchen, two well-proportioned double bedrooms and a family bathroom.

Cubitt Terrace is a quiet residential street located within Clapham Old Town, offering a peaceful setting while remaining within easy reach of the excellent cafés, restaurants and boutique shops that characterise the area. The open green spaces of Clapham Common are only a short walk away, providing superb recreational amenities.

Transport connections are excellent, with Clapham Common Underground Station (Northern Line) and Clapham High Street Overground Station both within comfortable walking distance. The Overground provides direct links to Clapham Junction and Canada Water, offering convenient onward connections to Canary Wharf. Numerous bus routes and the nearby Cycle Superhighway also provide quick and reliable access to the City, West End and beyond.





Floor Plan

Total floor area 69.5 m² (748 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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Cubitt Terrace, London

- Two double bedroom ground floor purpose-built apartment
- Approximately 790 sq ft of well-balanced accommodation
- Pleasant outlook over communal gardens
- Located in the heart of Clapham Old Town, moments from Clapham Common
- No onward chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3120.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



view this property online barnardmarcus.co.uk/Property/CPM108411



Property Ref:
CPM108411 - 0009

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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Please note the marker reflects the postcode not the actual property