



Clarke House, North Street, London SW4 0HR

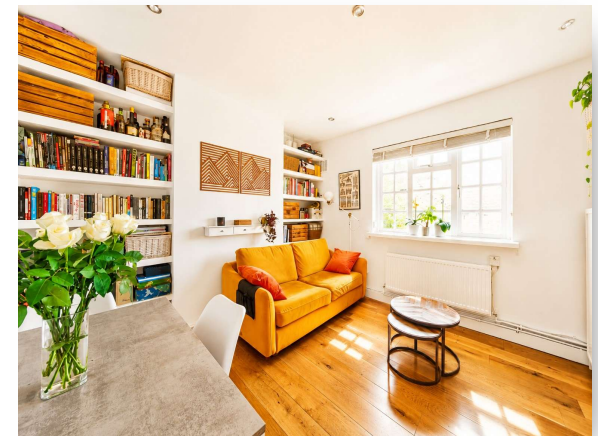
welcome to

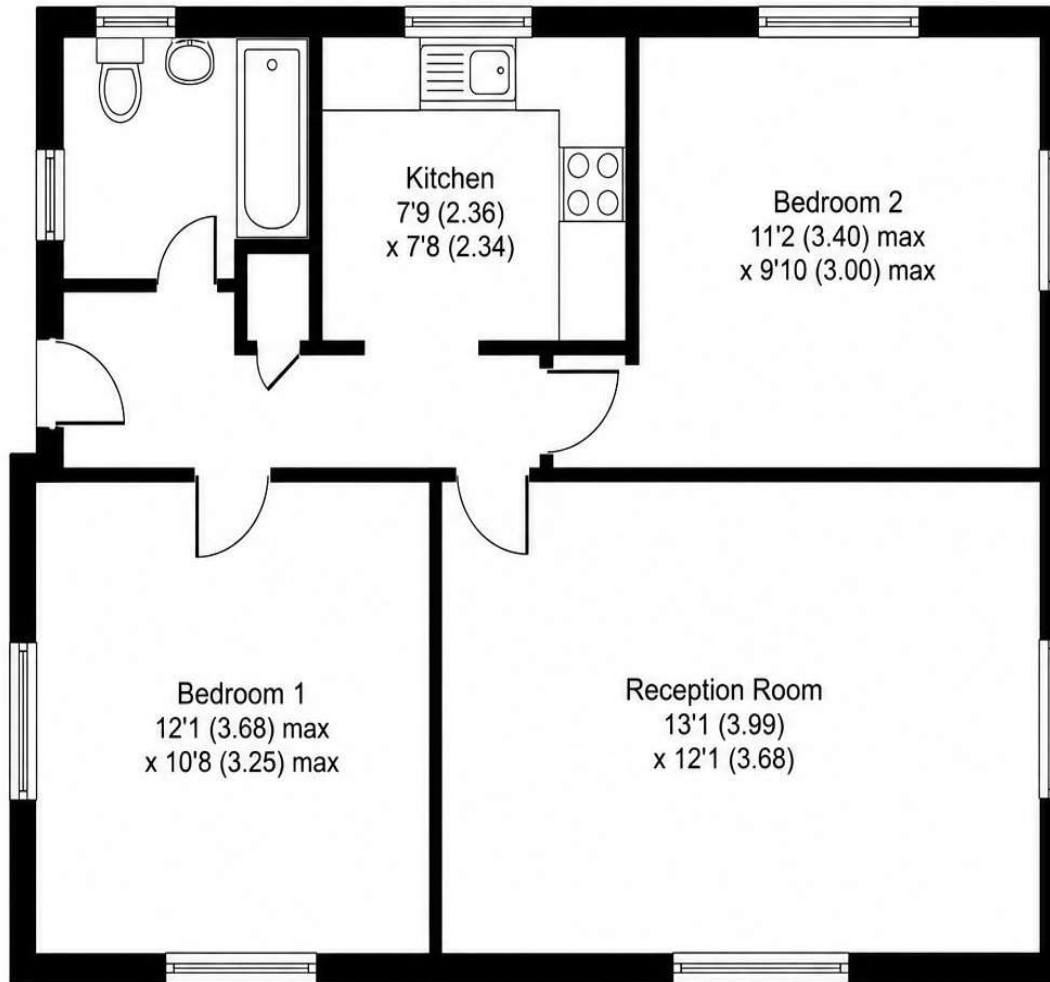
Clarke House, North Street, London

Providing almost 600 sq ft of well-balanced accommodation, the property has been carefully refurbished by its current owner, resulting in a stylish and well-considered home ideally suited to modern living. The accommodation comprises a bright reception room, a modern fitted kitchen, two well-proportioned double bedrooms and a contemporary bathroom, all presented in excellent condition throughout. Large windows allow for an abundance of natural light, creating a bright and welcoming atmosphere, whilst the practical layout makes the apartment equally attractive to owner-occupiers and investors alike.

Clarke House is a small, purpose-built development, peacefully positioned moments from the cafés, restaurants, boutiques and amenities of both Clapham Old Town and Clapham High Street. The surrounding area offers an excellent balance between village-style charm and the convenience of central London living, with an array of independent coffee shops, popular eateries, gyms and leisure facilities all within easy reach.

Clapham Common itself is just a short stroll away and provides over 200 acres of green open space, ideal for walking, running, cycling and outdoor recreation. Clapham Common Underground Station offers Northern Line services into the City and West End, whilst Wandsworth Road Overground Station and numerous local bus routes provide further excellent connectivity across London.





Total floor area 54.9 sq m / 592 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).



welcome to

Clarke House, North Street, London

- Two double bedrooms
- Thoughtfully refurbished throughout
- Almost 600 sq ft of accommodation
- Stylish contemporary kitchen
- Residents' parking available

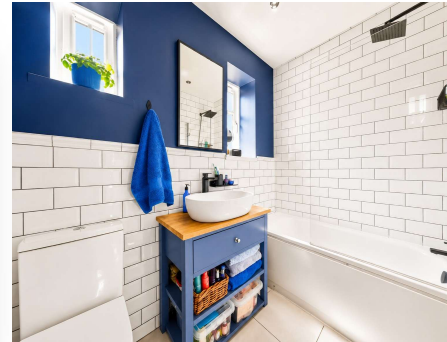
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2450.68

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Aug 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£500,000



view this property online [barnardmarcus.co.uk/Property/CPM108469](https://www.barnardmarcus.co.uk/Property/CPM108469)



Property Ref:
CPM108469 - 0005

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.



barnard marcus



020 7720 5932



Clapham@barnardmarcus.co.uk



85 Rectory Grove, Clapham, LONDON, SW4 0DR



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)

Please note the marker reflects the postcode not the actual property