



MARMION ROAD

London, SW11



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Beautifully presented two bedroom, two bathroom duplex with private roof terrace, close to Clapham Junction and Northcote Road.



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Local Authority: London Borough of Wandsworth

Council Tax band: E

Tenure: Share of Freehold, Approximately 984 years remaining

Service charge: Peppercorn

Guide Price: £895,000



A BRIGHT TWO-BEDROOM DUPLEX WITH A ROOF TERRACE

A beautifully presented two bedroom, two bathroom duplex extending to approximately 947 sq ft and arranged over the first and second floors of an attractive Victorian property on a highly regarded residential road close to Clapham Junction and Clapham Common.

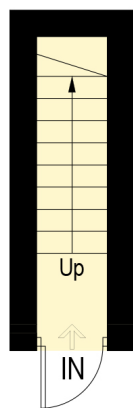
The accommodation is both spacious and well balanced, with a particularly impressive 16'2" reception room featuring a charming bay window and excellent natural light. A generous double bedroom completes the lower floor, while upstairs there is a substantial principal bedroom with built-in storage, a modern shower room, a separate family bathroom and a well-appointed kitchen/dining room, providing an ideal space for everyday living and entertaining.

The property further benefits from a private roof terrace measuring over 120 sq ft, offering valuable outdoor space with ample room for dining and relaxation.

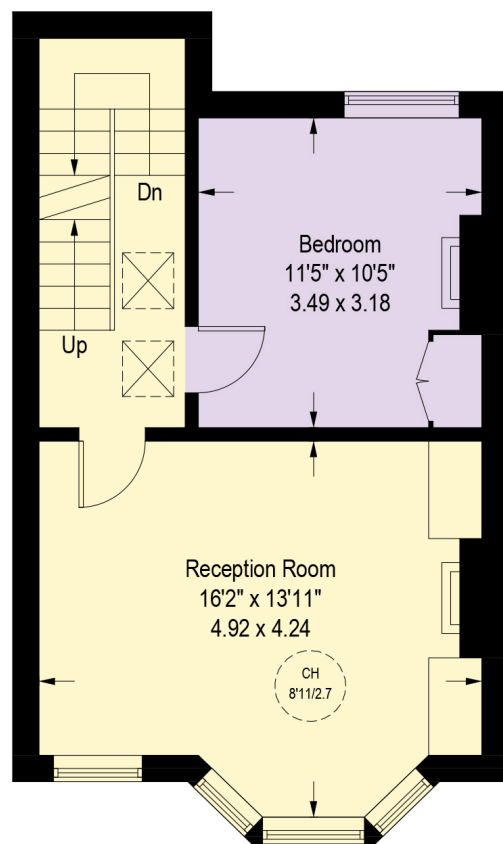




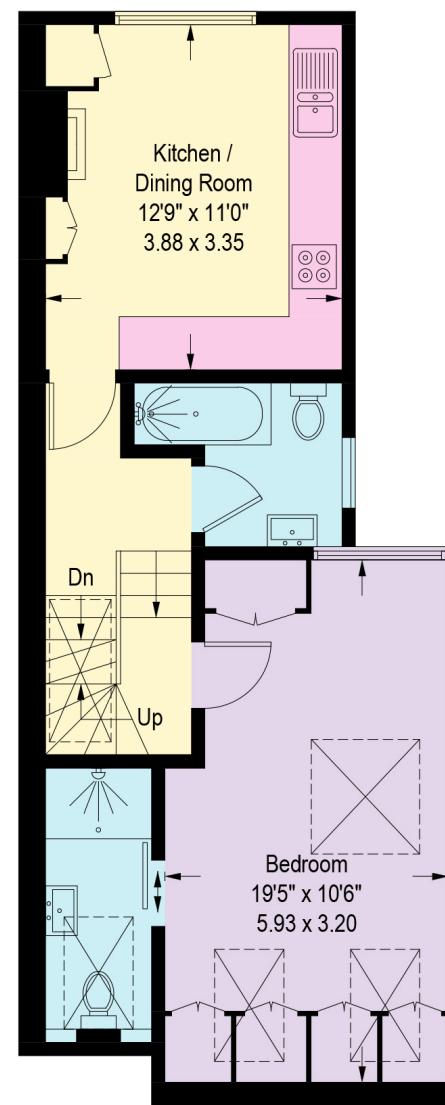




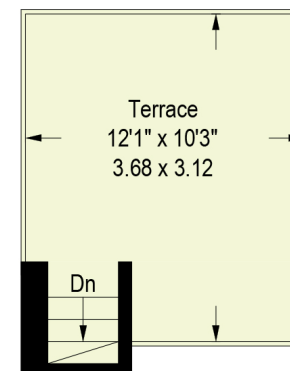
Ground Floor



Ground Floor



First Floor



Second Floor

(Including Basement / Loft Room)
Approximate Gross Internal Area = 87.98 sq m / 947 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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