



**Hemberton Road, London SW9 9LF**

**welcome to**

## **Hemberton Road, London**

**\*SHARE OF FREEHOLD\***

A characterful, good specification Victorian family home located on this nicely presented residential road in London offering the perfect blend of period and modern features. This two double bedroom, second floor property offers an open plan living room/ kitchen with floods of natural light and a high specification throughout. Further benefits include a modern three piece bathroom. Additional benefits include stairwell storage, communal outside patio, the property is south facing so attracts lots of light and loft space.

Hemberton Road is superbly located amongst an array of local bars, restaurants, and supermarkets. This property has the benefit of being within walking distance to Clapham North Underground Station, Clapham High Street Overground Station & Stockwell Underground Station.

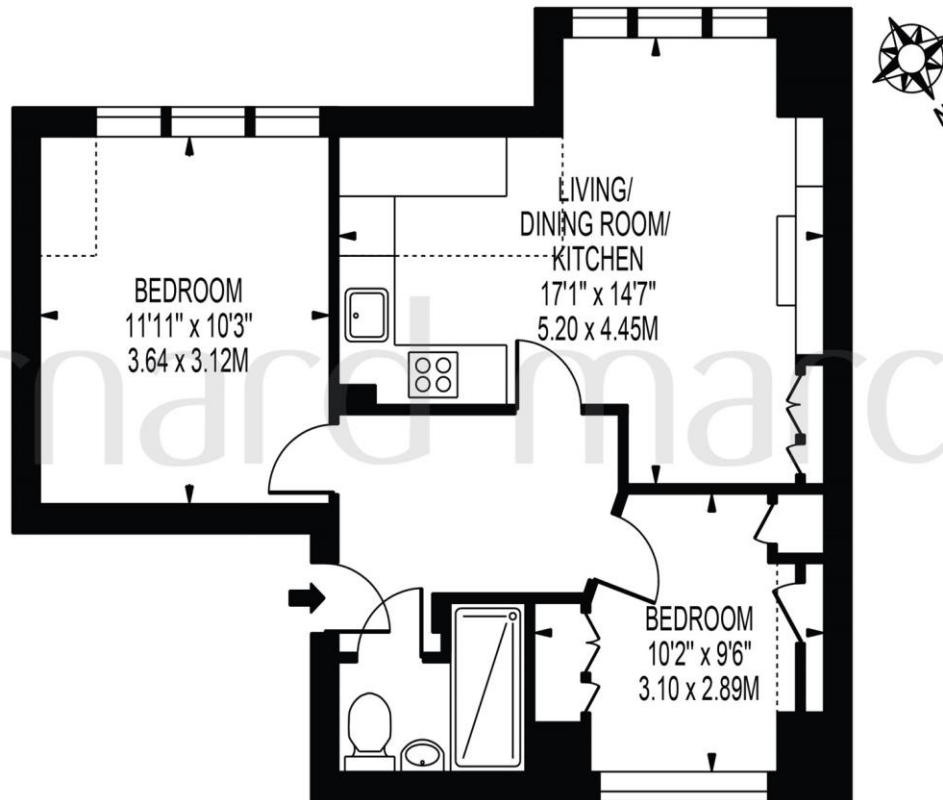


## HEMBERTON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **508 SQ FT - 47.22 SQ M**

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **49 SQ FT - 4.52 SQ M**



### SECOND 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.



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## **Hemberton Road, London**

- Two Double Bedrooms
- Period Style Conversion
- Loft Space
- Great Specification Throughout
- Share of Freehold

Tenure: Leasehold EPC Rating: E

Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CPM107694](https://barnardmarcus.co.uk/Property/CPM107694)



Property Ref:  
CPM107694 - 0037

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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