



Offerton Road, London SW4 0DH



**welcome to**

## **Offerton Road, London**

A well-presented Victorian conversion for sale, ideally positioned on one of Clapham Old Town's most sought-after tree-lined streets.

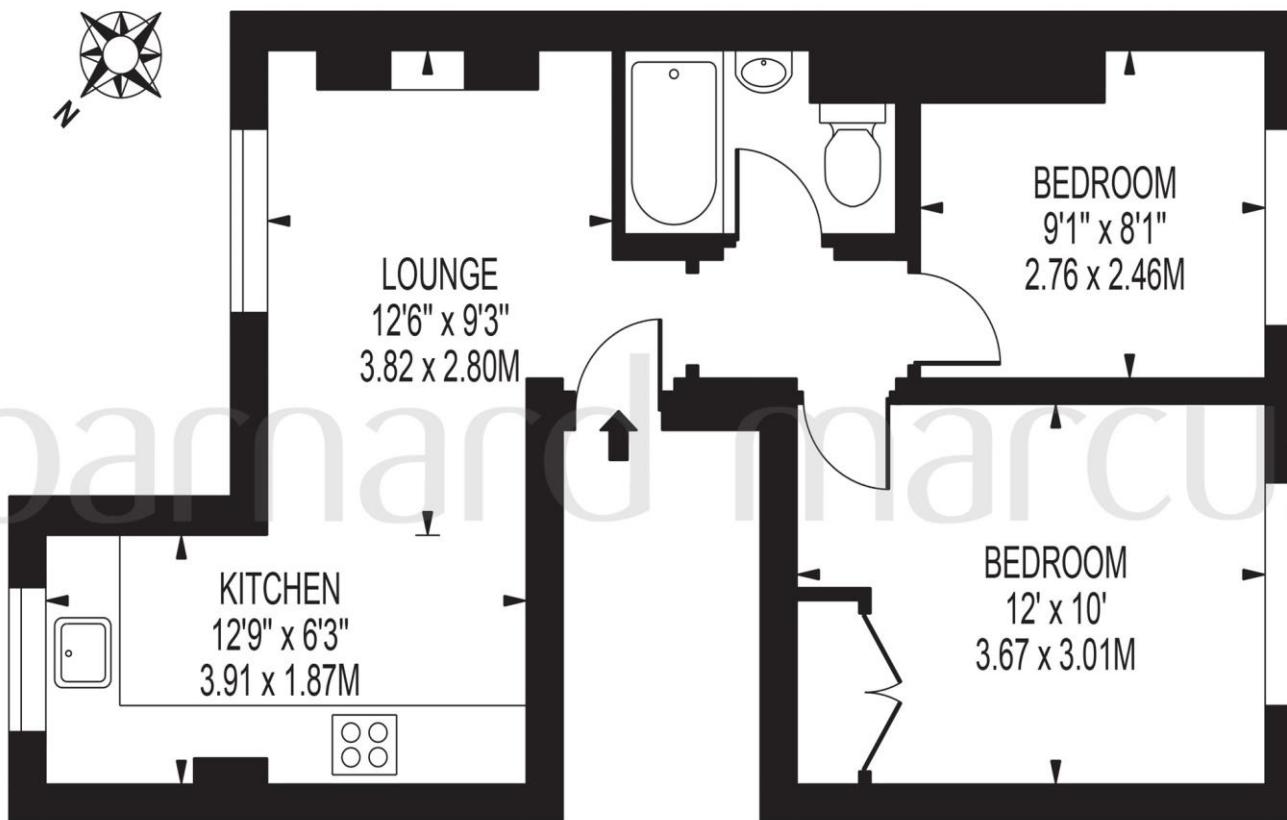
This light filled two-bedroom home offers bright and well-proportioned accommodation throughout, featuring an inviting open-plan living area flooded with natural light and complemented by impressive high ceilings. The layout has been thoughtfully designed to maximise both comfort and style, creating a superb space for modern living and entertaining.

Offerton Road enjoys an enviable position in the very heart of Clapham Old Town, just moments from its array of boutique shops, cafés, and acclaimed restaurants, as well as the Virgin Active gym. Clapham Common is also within 0.2 miles, providing expansive green space, tennis courts, and a wealth of outdoor amenities. Excellent transport links are nearby, offering swift access into central London and beyond.



# OFFERTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 442 SQ FT - 41.09 SQ M



## FIRST 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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## Offerton Road, London

- 2 Bedroom
- Bright and Airy
- Open Plan Kitchen
- Great Location
- Proximity To The Common

Tenure: Leasehold EPC Rating: C

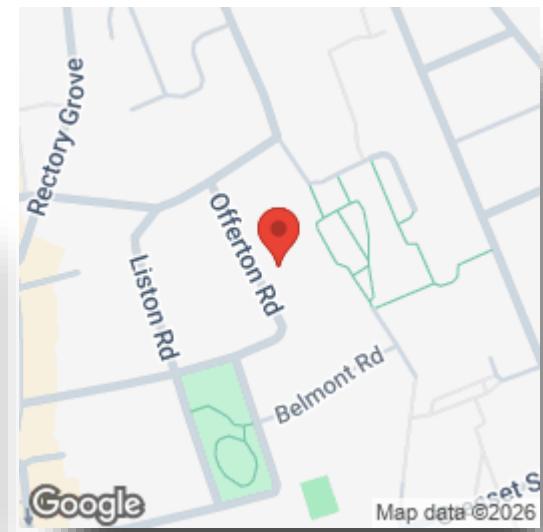
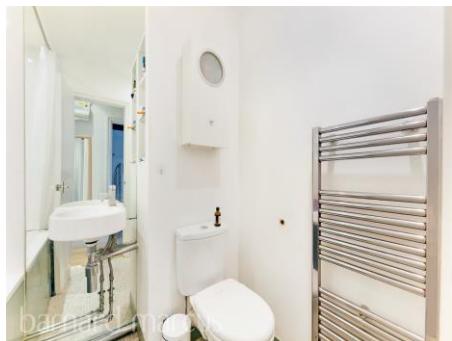
Council Tax Band: G Service Charge: 600.00

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1982.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers in excess of

**£525,000**



**view this property online** [barnardmarcus.co.uk/Property/CPM107777](http://barnardmarcus.co.uk/Property/CPM107777)

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.



Property Ref:  
CPM107777 - 0016

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Please note the marker reflects the  
postcode not the actual property



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