



Clapham Road, London SW9

welcome to
Clapham Road, London

We are delighted to introduce this outstanding one double bedroom raised ground floor period apartment to the market, available for sale with the benefit of no onward chain. Situated within this resplendent Georgian residence the property boasts many character features such as high ceilings, feature fireplace and huge sash windows. There is also the benefit of a private balcony to the rear and an allocated off street parking space to the front. The property is enviably positioned just 0.2 miles from Stockwell Tube Station (Northern & Victoria Line) which provides regular links into Central London. Local shops and supermarkets can be found close by and Larkhall Park is also just 0.4 miles away, ideal for those who enjoy being outdoors.

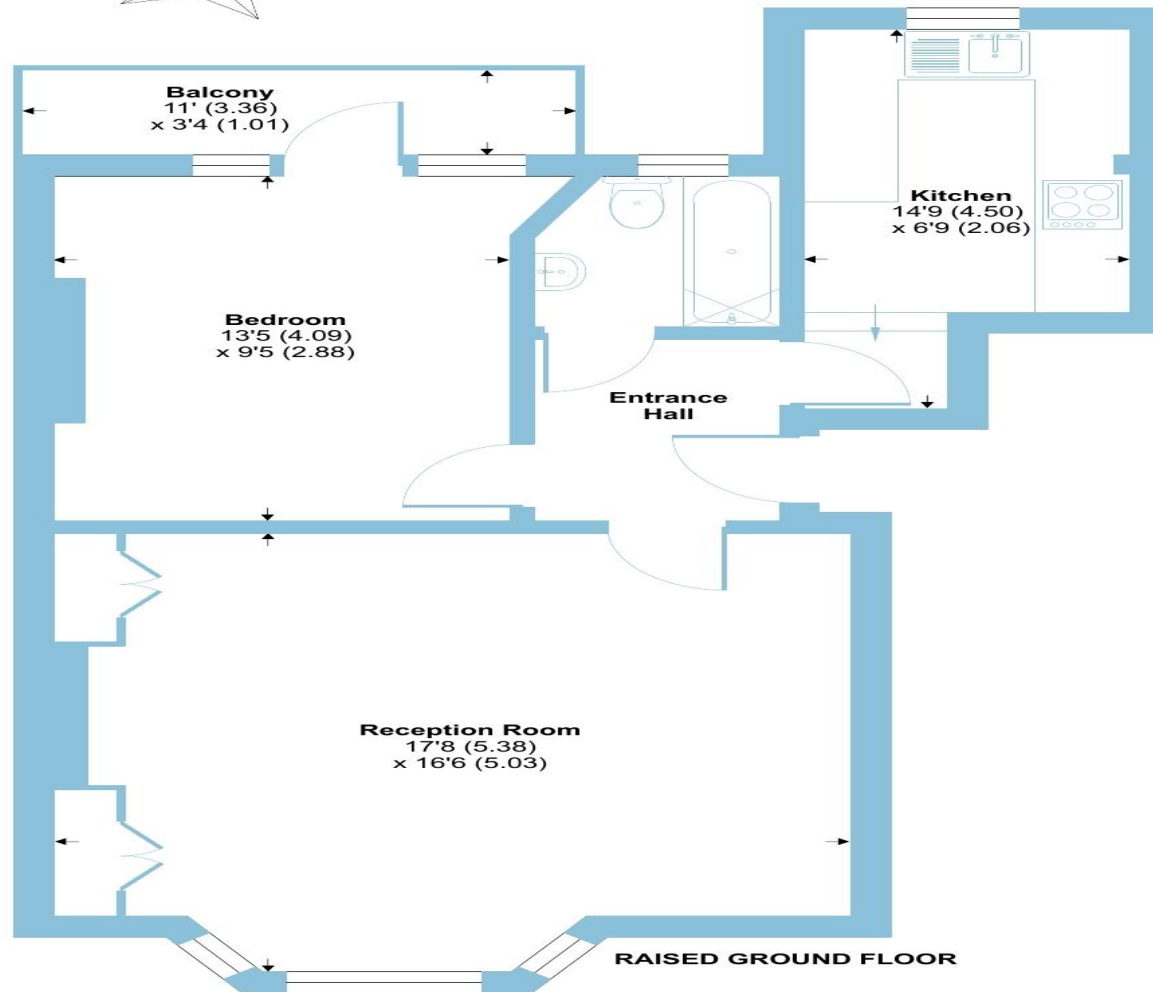
Accommodation comprises an entrance hall, one double bedroom, large living room with ample space for a dining table, separate kitchen, bathroom and balcony.

Prompt viewings are advised to avoid disappointment.



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Approximate Area = 561 sq ft / 52.1 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1355325. © nichecom 2025.

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- One Double Bedroom
- Raised Ground Floor
- No Onward Chain
- Allocated Off-Street Parking
- Private Balcony

Tenure: Leasehold EPC Rating: D

Council Tax Band: D 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.

£440,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110956



Property Ref:
KGT110956 - 0002

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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