



barnard marcus

Top Floor Flat Stansfield Road, London SW9 9RZ



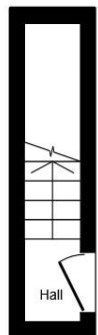
welcome to

Top Floor Flat Stansfield Road, London

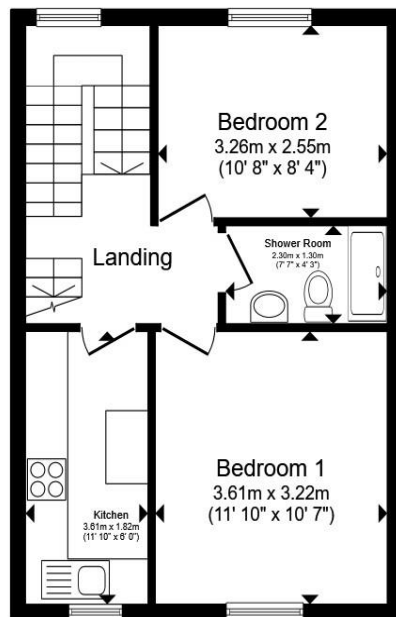
Set within an imposing period building distinguished by its hexagonal bay and striking exposed-brick façade, this charming home spans two generous floors and combines elegant Victorian character with tasteful contemporary upgrades. The entrance level hosts two well-proportioned double bedrooms, both benefitting from good natural light, alongside a beautifully finished bathroom. Period detailing is showcased throughout, complemented by hard wood floors that enhance the sense of warmth and authenticity.

The impressive reception room occupies the entire top floor, creating a remarkable sense of volume and privacy. Flooded with natural light through dual-aspect windows, the space is perfect for both entertaining and everyday living. Original Victorian features remain proudly on display, including decorative cornicing and a characterful fireplace, and these are enhanced by a feature exposed-brick wall, which adds texture, warmth and a contemporary edge. Hard wood flooring further elevates the room's elegant aesthetic, while the modern kitchen has been replaced to a high standard, ensuring a seamless blend of style and practicality.

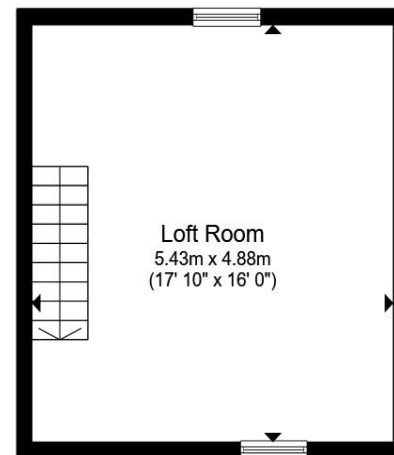




**Ground
Floor**



First Floor



Second Floor

Total floor area 70.9 m² (763 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). Powered by www.propertybox.io

welcome to

Top Floor Flat Stansfield Road, London

- Offering almost 800 square feet of thoughtfully arranged accommodation
- Two double bedroom
- Minutes from Brixton & Stockwell underground stations
- Victorian split-level apartment
- Hard wood floors

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 176.13

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Oct 2001. 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

£635.000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108317



Property Ref:
CPM108317 - 0007

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.



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