



Begbie House St. Martin's Road, London SW9

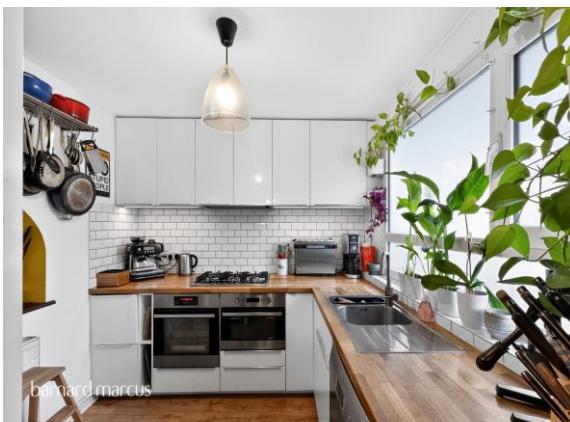
welcome to

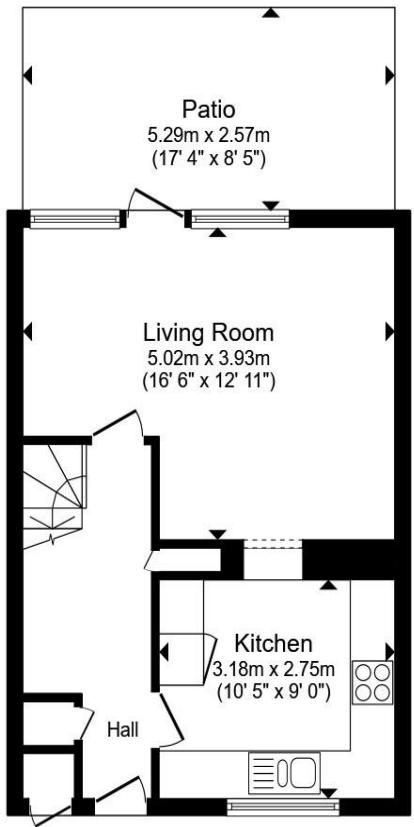
Begbie House St. Martin's Road, London

A beautifully appointed, fully renovated including new floors throughout and recently redecorated three bedroom split level purpose built maisonette, arranged over the ground and first floor, available for sale with no onward chain. The property enjoys direct access to its own private south westerly aspect rear garden and really does have the feeling of a small house. Situated in a private gated development in the sought after Stockwell Park conservation area, the property is enviably positioned within easy reach of Stockwell Tube Station (Northern & Victoria Line), Brixton Stations (Victoria Line and Southeastern Railway) and Clapham North Tube Station (Northern Line). There is also excellent parking in the surrounding the location. Local shops and supermarkets can be found close by and the green space of Slade Gardens is also just a short distance away.

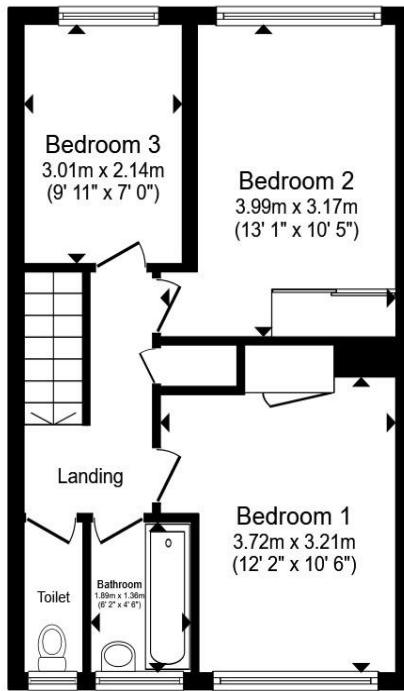
Accommodation comprises own front door, an entrance hall with stairs to landing, large living room, separate kitchen, three double bedrooms, bathroom, separate WC and rear garden.

Early viewings are advised as quick sale is expected.





Ground Floor



First Floor

Total floor area 76.9 m² (828 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

Begbie House St. Martin's Road, London

- Three Bedrooms
- Split Level
- Fully Renovated
- Private Rear Garden
- Gated Development

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2406.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Nov 1990.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£475,000



view this property online barnardmarcus.co.uk/Property/KGT111105

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:
KGT111105 - 0004

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Please note the marker reflects the
postcode not the actual property



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