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Shore House Heather Close, London SW8 3BX



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welcome to

Shore House Heather Close, London

A stylish and well-presented one-bedroom apartment set on the second floor of Shore House, a popular modern development tucked away in Heather Close.



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The property benefits from a private balcony off the bedroom, bright interiors, and a practical layout, making it an ideal home for first-time buyers, professionals, or investors.

The accommodation comprises a spacious reception room, a separate fitted kitchen with ample storage and worktop space, and a well-proportioned double bedroom with direct access to the private balcony - perfect for relaxing with a morning coffee or enjoying evening fresh air. A modern bathroom with contemporary fixtures completes the home.

Heather Close is ideally positioned in SW8, offering excellent transport links via Wandsworth Road Overground, Stockwell and Clapham North Underground stations, as well as numerous bus routes. The vibrant amenities of Clapham, Battersea, and the exciting new Nine Elms regeneration area are all within easy reach, offering shops, cafés, restaurants, and green spaces.



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Shore House Heather Close, London

- One-bedroom second floor apartment
- Private balcony
- Excellent transport links
- Local amenities nearby
- Popular modern development

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1260.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Feb 2019.
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

£325,000



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Property Ref:
CPM108254 - 0008

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.



Please note the marker reflects the
postcode not the actual property



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