



barnard marcus

Clarence Crescent, London SW4 8LJ



welcome to

Clarence Crescent, London

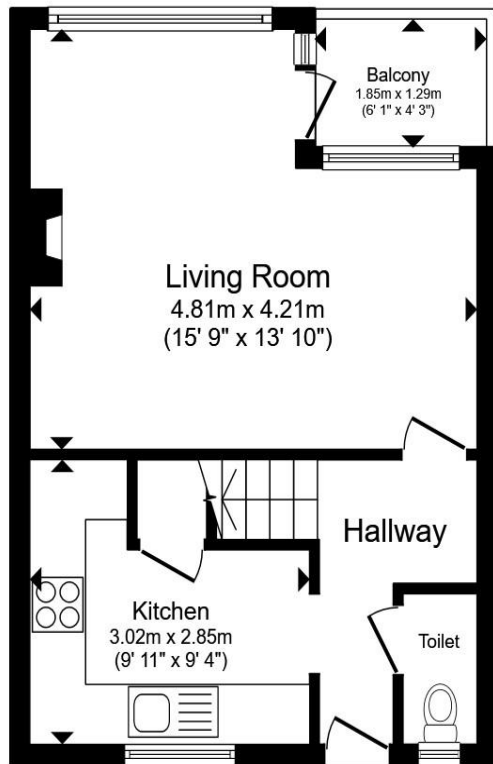
A Tastefully decorated throughout in a palette of natural, calming tones, this beautifully presented three-bedroom apartment offers approximately 773 sq ft of well-balanced accommodation arranged across two floors. The lease is currently in the process of being extended to 999 years.

The property comprises three generous bedrooms alongside a bright and welcoming reception space, enhanced by an abundance of natural light and direct access to a private balcony, creating an ideal setting for both everyday living and entertaining.

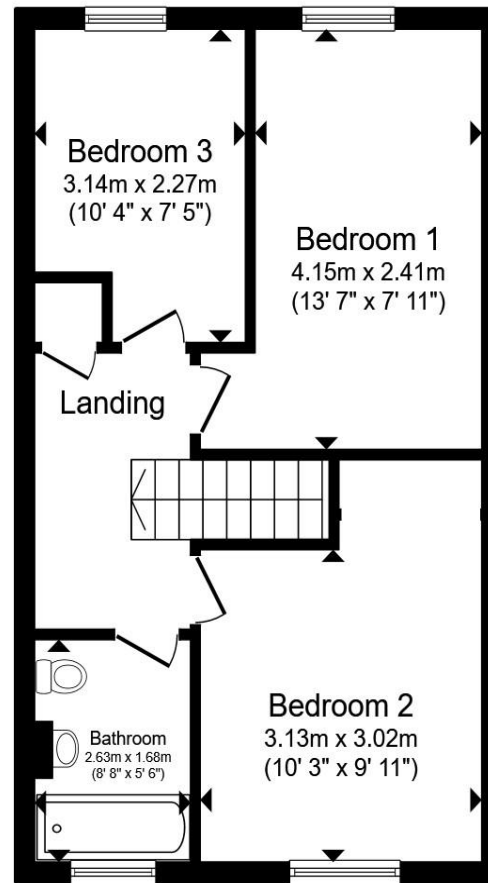
Positioned within close proximity to the open green spaces of Clapham Common and Rush Common, the property further benefits from immediate access to the vibrant amenities of Acre Lane and Balham Hill, as well as the ever-popular Abbeville Village, known for its selection of independent cafés, restaurants and boutique shops.

Clarence Crescent sits on the periphery of the £1.6 billion Clapham Park regeneration scheme, offering long-term growth potential and continued investment in the surrounding area. Clapham South Underground station (Northern Line) is approximately 0.9 miles away, providing swift access into Central London. This property is offered with no onward chain.





First Floor



Second Floor



Total floor area 71.8 m² (773 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



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- Approximately 773 sq ft of well-balanced accommodation arranged across two floors
- Three generous bedrooms and a bright, sun-filled reception room with private balcony
- Tastefully decorated throughout in neutral, contemporary tones
- Ideally positioned for Clapham Common, Rush Common, Acre Lane and Abbeville Village
- Approximately 0.9 miles to Clapham South Underground (Northern Line) and set near the Clapham Park regeneration area

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2133.72

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Apr 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£500,000



view this property online [barnardmarcus.co.uk/Property/CPM108301](https://www.barnardmarcus.co.uk/Property/CPM108301)



Property Ref:
CPM108301 - 0010

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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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Please note the marker reflects the postcode not the actual property