



Edgeley Road, London SW4 6EH

welcome to
Edgeley Road, London

Situated on the sought-after Edgeley Road in the heart of Clapham, this beautifully bright and generously proportioned first-floor Victorian conversion extends to approximately 603 sq ft and offers an exceptional balance of period character and contemporary living.

The accommodation comprises two well-proportioned double bedrooms, both flooded with natural light, alongside a spacious reception room featuring attractive plantation shutters, creating an elegant entertaining space with a refined finish. The property has been well maintained by the current owners and is presented in good order throughout, whilst still offering incoming purchasers clear scope to further enhance and add value over time.

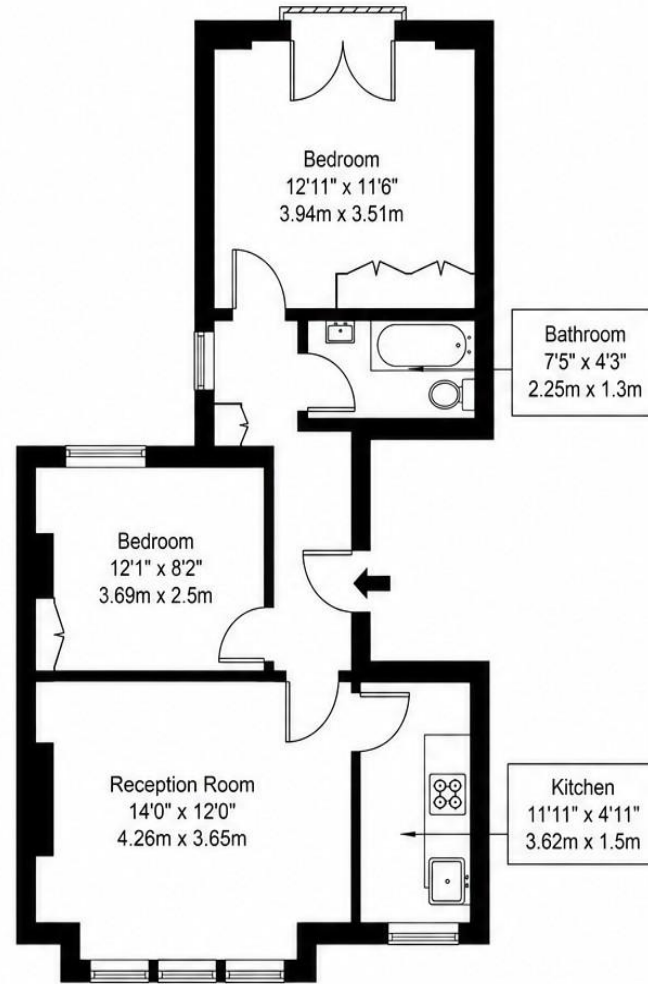
Positioned moments from Clapham Common, the property is ideally placed for those seeking the balance of green open space and vibrant city living. The cafés, restaurants, boutiques and amenities of Clapham High Street and Clapham Old Town are all within easy reach, contributing to the area's enduring popularity.

Transport connections are excellent, with Clapham High Street Station providing convenient access to Clapham Junction, London Victoria, London Waterloo and onward connections to Gatwick Airport. Clapham North Underground Station is also just a short stroll away, offering swift access into the West End, the City and Canary Wharf via the Northern Line. A variety of bus routes further enhance local connectivity.



Edgeley Road, SW4 6EH

Approx Gross Internal Area = 56 sq m / 603 sq ft



First Floor



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

welcome to

Edgeley Road, London

- First-floor Victorian conversion extending to approximately 603 sq ft
- Two bright and well-proportioned double bedrooms
- Elegant reception room with feature fireplace and plantation shutters
- Moments from Clapham Common and Clapham Old Town
- Well-presented throughout with further scope to add value

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 700.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. 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

£500,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CPM108456](https://www.barnardmarcus.co.uk/Property/CPM108456)



Property Ref:
CPM108456 - 0005

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.

barnard marcus



020 7720 5932



Clapham@barnardmarcus.co.uk



85 Rectory Grove, Clapham, LONDON, SW4 0DR



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)