



Elspeth Road, London SW11 1DS

welcome to
Elsbeth Road, London

We are delighted to present you with this newly renovated, ground floor, two-bedroom apartment in a fantastic location that has been finished to a very high standard.

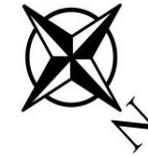
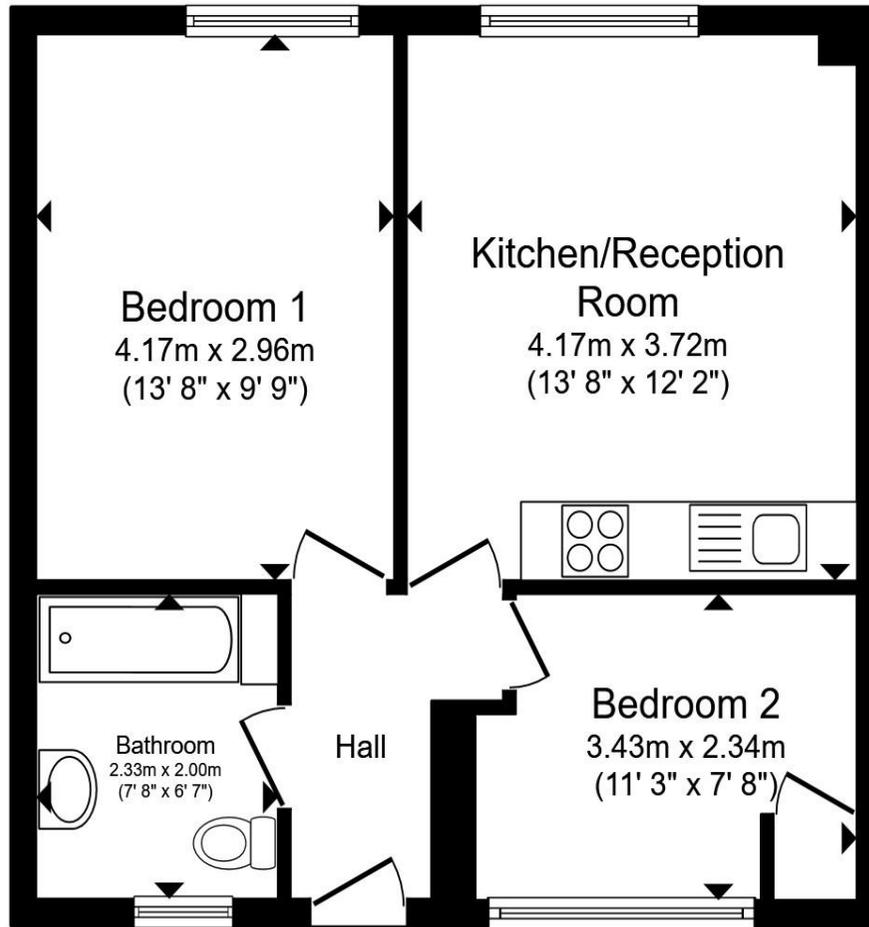
The property is well proportioned throughout and is ideal for first time buyers.

This property comprises from one large double bedroom, one smaller bedroom, a modern fully fitted bathroom, an open plan kitchen/living room and a private front garden.

Further benefits include ample storage space and natural light that floods in.

Elsbeth Road is set in a prime location just off Lavender Hill, near Clapham Junction Station and the amenities of Clapham Junction and Northcote Road. This flat is also a short walk to the open spaces of Clapham Common.





Total floor area 44.8 m² (482 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

Elsbeth Road, London

- Newly Renovated, Ground Floor Apartment
- Open Plan Kitchen/Living Room
- Two Bedrooms
- Private Front Garden
- Modern Style
- Chain Free

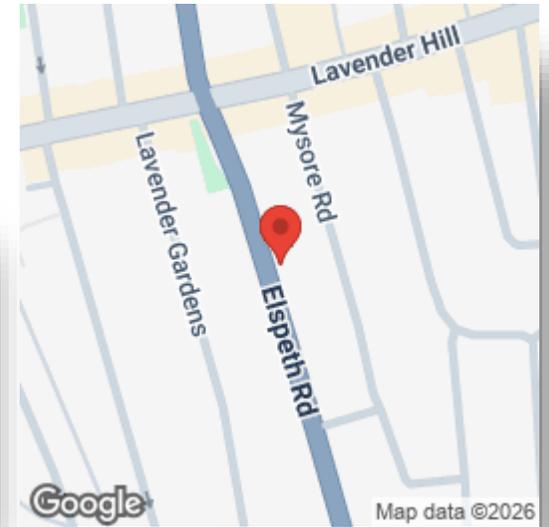
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1062.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Sep 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106869



Property Ref:
BTS106869 - 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.

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barnard marcus



020 7228 8686



Battersea@barnardmarcus.co.uk



235-237 Lavender Hill, Battersea, LONDON,
SW11 1JW



barnardmarcus.co.uk