



barnard marcus

Lavender Hill, London SW11 5SD



welcome to
Lavender Hill, London

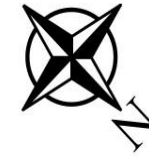
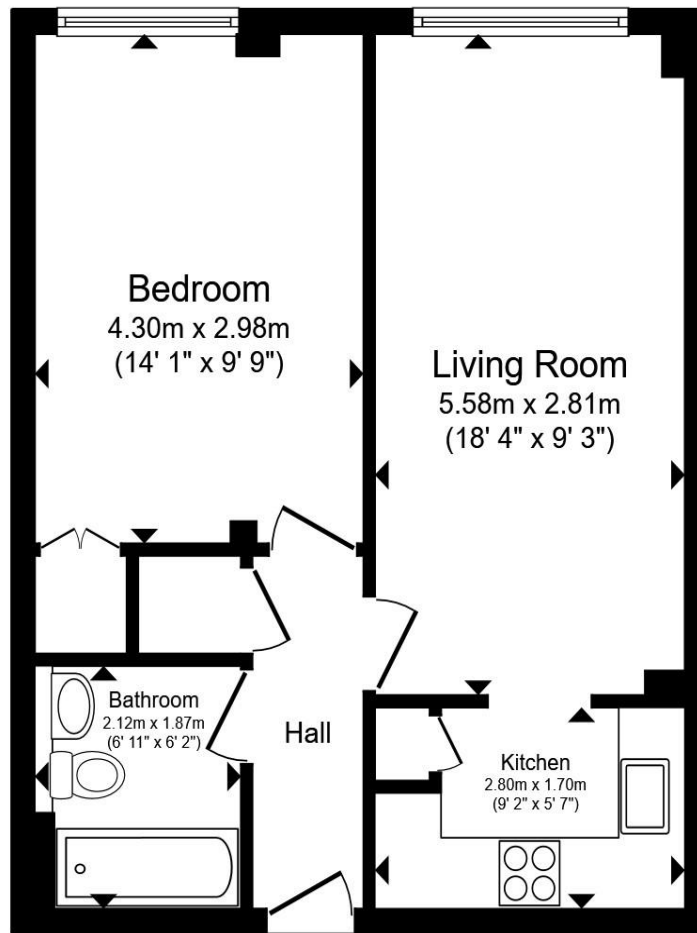
This smart fourth floor one bedroom apartment is brought to market in excellent condition throughout and as such would make an ideal first time buy or pied-a-terre.

Boasting almost 500 Sq Ft, accommodation comprises a large open plan reception and dining room with adjacent newly fitted kitchen; this benefits from a modern installation with integrated appliances. The double bedroom offers excellent space and light while also benefitting from built in storage, and the modern bathroom features a modern suite with bath including shower.

Further highlights include additional built-in storage in the hallway, stripped flooring throughout, and access to a decked communal roof terrace.

Situated on Lavender Hill and offering pleasant views this property is well located for Clapham Common, Clapham Junction and Battersea Rise leading to Northcote Road.





Total floor area 43.5 m² (468 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

Lavender Hill, London

- One Bedroom Apartment
- High Specification
- Bright and Spacious
- Modern Block
- Close To Clapham Junction

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 3209.00

Ground Rent: 275.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 29 Apr 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/BTS106845](https://www.barnardmarcus.co.uk/Property/BTS106845)



Property Ref:
BTS106845 - 0007

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 7228 8686



Battersea@barnardmarcus.co.uk



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



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