



**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.

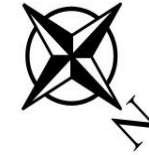
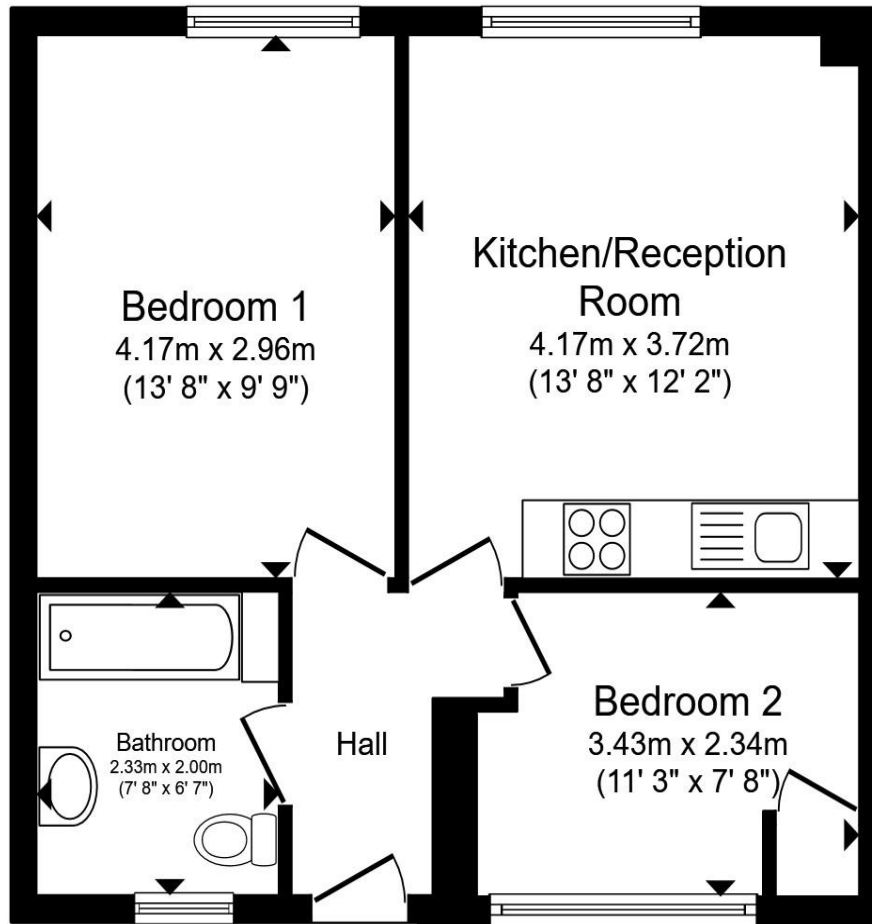
The property is well proportioned throughout and is ideal for first time buyers.

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 m<sup>2</sup> (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](http://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

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.

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/BTS106869](https://barnardmarcus.co.uk/Property/BTS106869)



Property Ref:  
BTS106869 - 0012

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