



barnard marcus

**Vanderbilt Road, London SW18 3BG**

**welcome to**

## **Vanderbilt Road, London**

A charming and well-presented two double bedroom, two bathroom spit-level period flat, located in the heart of Earlsfield, with the potential to add a roof terrace (STPP).

The property, which has been finished to a high specification throughout, benefits from a wealth of character, with a spacious living/dining room, a separate kitchen, two double bedrooms with built-in wardrobes, two bathrooms, high ceilings, period features and Plantation window shutters. The property also benefits from a share of the freehold.

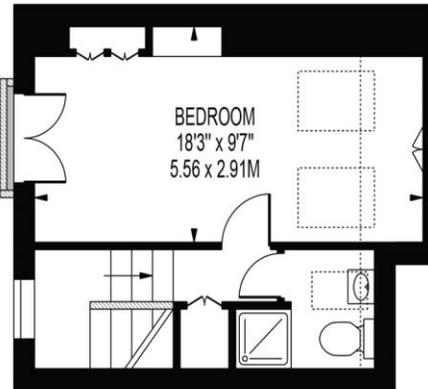
Vanderbilt Road is a pretty tree-lined residential street which runs off of Garratt Lane with its many coffee shops, bars and restaurants. Transport links include Earlsfield mainline station and a number of bus routes.



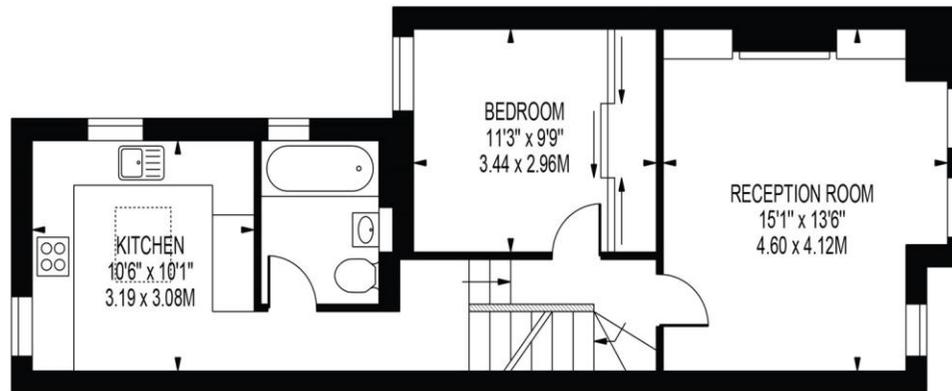
# VANDERBILT ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 819 SQ FT - 76.09 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

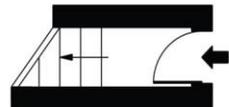
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 28 SQ FT - 2.59 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR ENTRANCE

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Vanderbilt Road, London

- First and Second Floor Period Maisonette
- Two Double Bedrooms, Two Bathrooms
- Character and High Standard of Presentation
- Share of Freehold
- Potential to add Roof Terrace (subject to planning permission)

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: £0

Ground Rent: £0

This is a Leasehold property with details as follows; Term of Lease 170 years from 04 Oct 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £625,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR105331](https://www.barnardmarcus.co.uk/Property/EAR105331)



Property Ref:  
EAR105331 - 0002

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.



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**020 8879 7222**



[Earlsfield@barnardmarcus.co.uk](mailto:Earlsfield@barnardmarcus.co.uk)



525 Garratt Lane, London, SW18 4SR



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