



**Cedars Road, London SW4 0QB**

**welcome to**

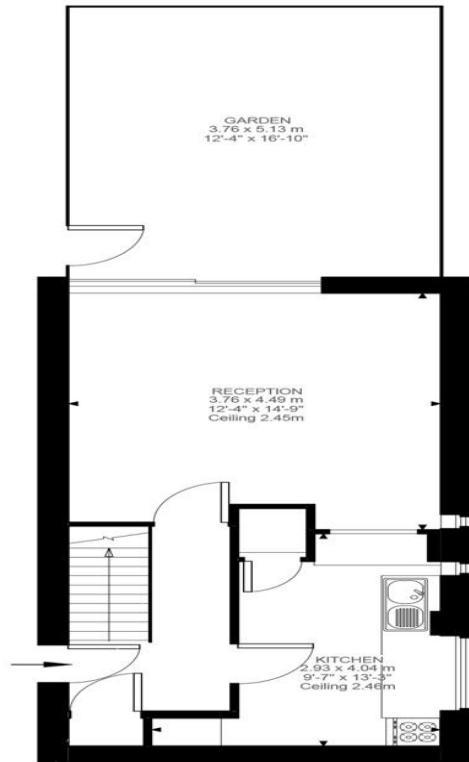
## **Cedars Road, London**

Barnard Marcus have this great sized two double bedroom, split level ground floor maisonette. Upon entering the property you are greeted with a good size entrance hallway, leading to a modern kitchen, which is adorned with ample storage and built in cabinetry. You also have access to a formal lounge, which boasts direct access onto the sunny south west facing private garden. Although the kitchen and lounge are separate, you have the option to make this the kitchen and reception open plan.

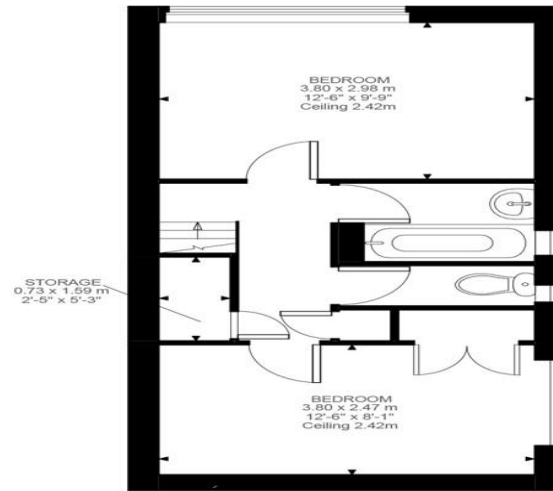
Upstairs the property boasts two equal sized double bedrooms and a modern family bathroom, with separate W/C and a storage cupboard on the landing. One exciting feature of this property is the proximity being a one minute walk to the leafy Clapham Common.

Cedars Road is moments from excellent bus, rail and underground stations (Northern Line Zone 2). You also have the sought after Clapham Old Town amenities on your doorstep.





Ground Floor  
351 ft<sup>2</sup>



First Floor  
360 ft<sup>2</sup>

Cedars Road, SW4  
Approximate Gross Internal Area  
66.04 SQ.M / 711 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

welcome to

## Cedars Road, London

- Two double bedrooms
- Own front door
- Sunny south west facing garden
- One minute walk from the leafy Clapham Common
- Excellent bus, rail and underground links are on your door step

Tenure: Leasehold EPC Rating: D

offers in excess of

**£485,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CPM106956](https://barnardmarcus.co.uk/Property/CPM106956)

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Oct 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks

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.



Property Ref:  
CPM106956 - 0007

  
barnard marcus



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