



**Clapham Road, London SW9**

**welcome to**  
**Clapham Road, London**

A superbly appointed one bedroom conversion apartment situated on the lower ground floor of this imposing period building, available for sale with the benefit of no onward chain. The apartment has been finished to a high specification throughout whilst still maintaining original character features and would make an ideal first time purchase, pied-a-terre or a nice addition to an existing portfolio.

The property is located just moments from Stockwell Underground Station (Northern and Victoria line). A wide variety of bus routes are also within walking distance offering excellent travel links across central London and the City. Both Kennington and Oval offer an array of shops, restaurants, bars and cafes and Kennington Park and the Oval cricket ground are also nearby.

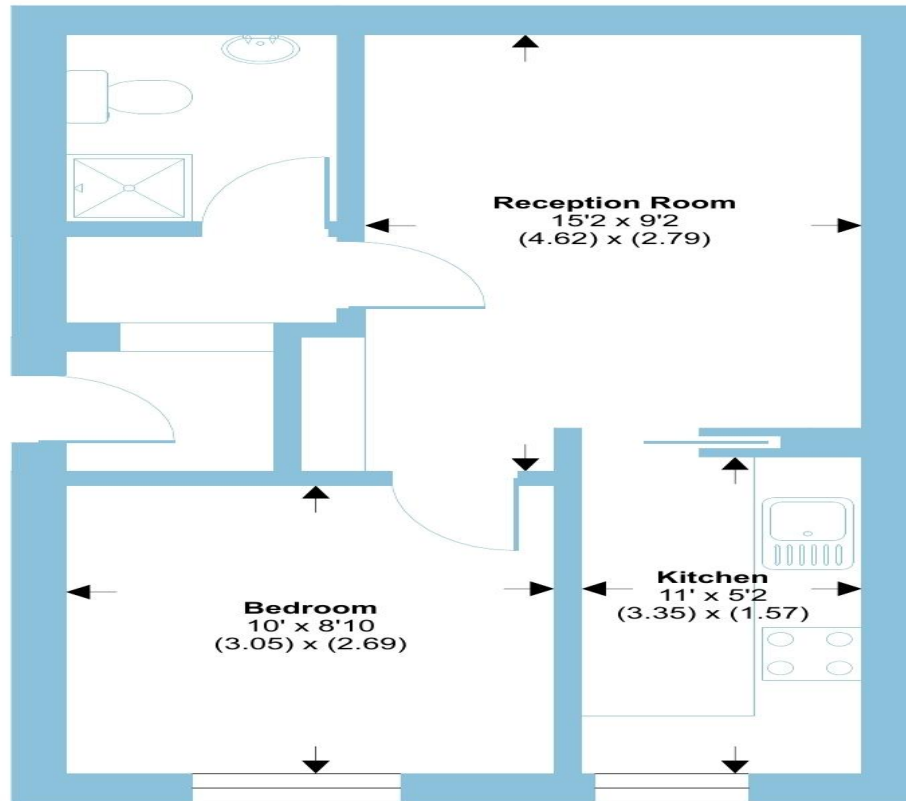
Swift viewing is recommended to secure.



# Clapham Road, London, SW9

Approximate Area = 376 sq ft / 34.9 sq m

For identification only - Not to scale



**LOWER GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2022. Produced for Barnard Marcus. REF: 829897



welcome to

## Clapham Road, London

- One Bedroom
- Lower Ground Floor
- Period Conversion
- No Onward Chain
- Beautiful Condition

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: 2571.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2002. 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/KGT110870](https://www.barnardmarcus.co.uk/Property/KGT110870)



Property Ref:  
KGT110870 - 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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