



barnard marcus

Nantes Close, Battersea SW18

welcome to

Nantes Close, Battersea

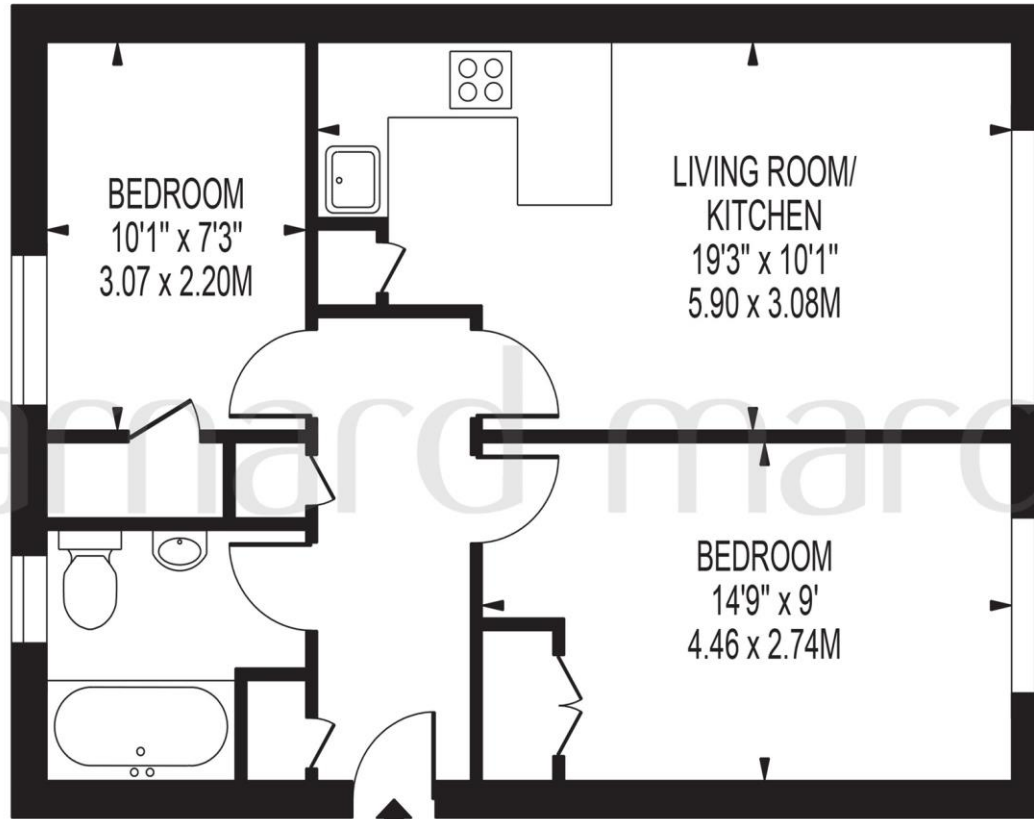
A recently refurbished top floor two bedroom apartment with a long lease and views over the tree line and gardens. With an open southerly aspect the apartment is bright and flooded with natural light. Laid out across one floor, the apartment consists of a large living room with brand new open plan fitted kitchen with hob and branded appliances. There are two bedrooms the principal with fitted wardrobes and the second with storage cupboard. The bathroom is newly fitted with contemporary tiling. The apartment boasts wooden flooring in the main areas with the bedrooms being newly carpeted and there is additional storage in the hallway, door intercom system as well as having a communal drying for the two top floor apartments. Wandsworth is always a popular destination for buyers due to the very low council tax charges.

Nantes Close is a cul-de-sac located close to St Johns Hill where there is a vibrant array of bars, restaurants and local shops. With Clapham Junction and Wandsworth Town both within walking distance. There are also a number of bus routes to choose from.



NANTES CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 521 SQ FT - 48.38 SQ M



SECOND FLOOR

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

Nantes Close, Battersea

- CHAIN FREE & LONG LEASE
- FINISHED TO A HIGH STANDARD
- ON STREET PARKING
- CLOSE TO MAJOR TRANSPORT LINKS
- NEW BATHROOM & KITCHEN

Tenure: Leasehold EPC Rating: E

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.



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