



**Larkhall Lane, London SW4 6RD**

**welcome to**  
**Larkhall Lane, London**

A beautifully presented two-bedroom apartment for sale, ideally positioned within a well-maintained purpose-built block in the heart of Clapham, offering open-plan living, secure gated parking, and direct lift access.

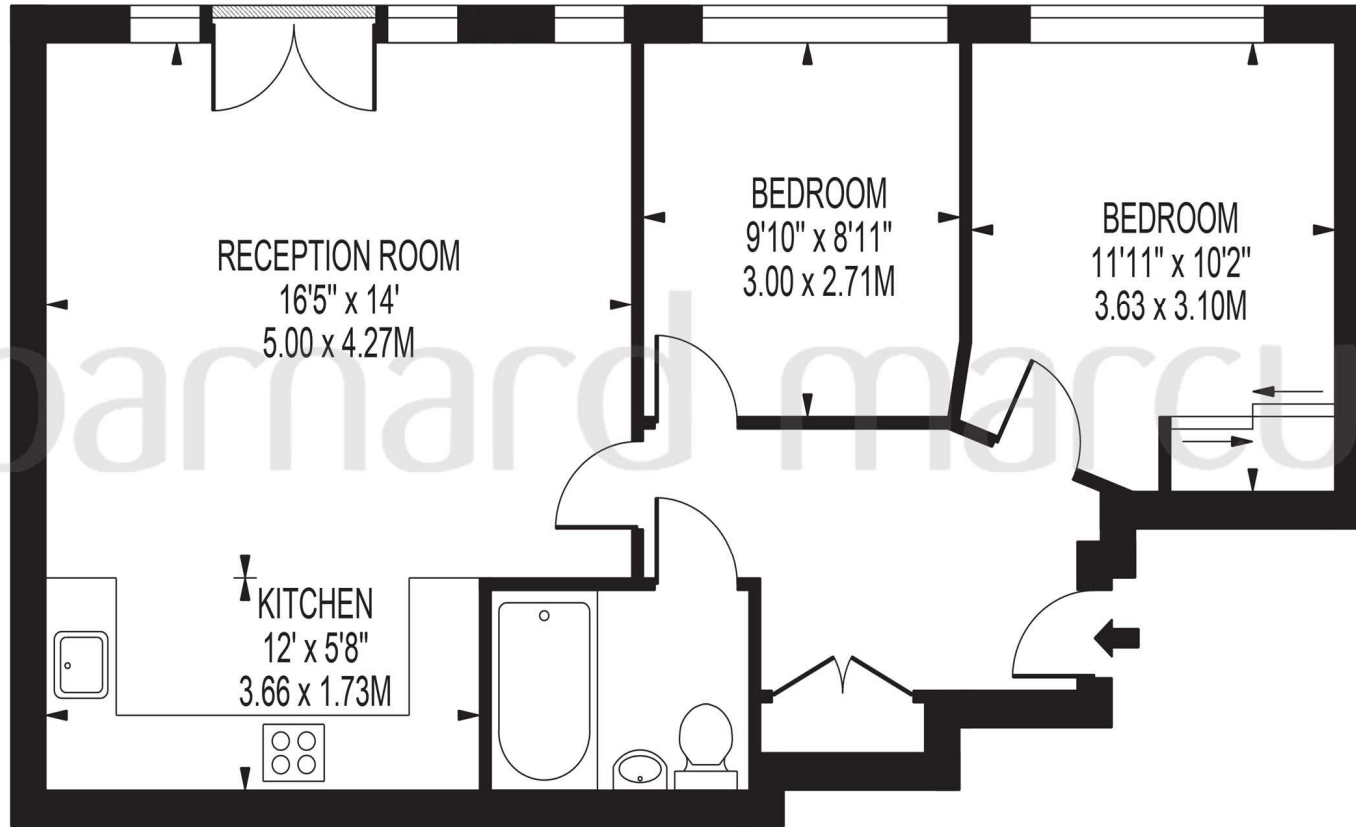
Set on the second floor, this bright and spacious apartment features an inviting open-plan kitchen and reception area that opens onto a Juliet balcony, enjoying pleasant views across Larkhall Park and towards Battersea. The accommodation further comprises two generous double bedrooms — both with built-in storage — and a stylish three-piece family bathroom.

Additional benefits include secure gated parking to the rear and well-kept communal areas, all within a development that is both peaceful and conveniently located.



# LARKHALL LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 639 SQ FT - 59.41 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

## Larkhall Lane, London

- Two Double Bedrooms
- Direct Lift Access
- Juliet Balcony
- Secure Parking Space
- Communal Area

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3174.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£470,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CPM107895](https://www.barnardmarcus.co.uk/Property/CPM107895)



Property Ref:  
CPM107895 - 0031

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