



Martley House Patmore Estate, LONDON SW8 4HX

welcome to

Martley House Patmore Estate, LONDON

A spacious two double bedroom split-level maisonette situated in a low rise brick block building. This development is well maintained with access to communal areas.

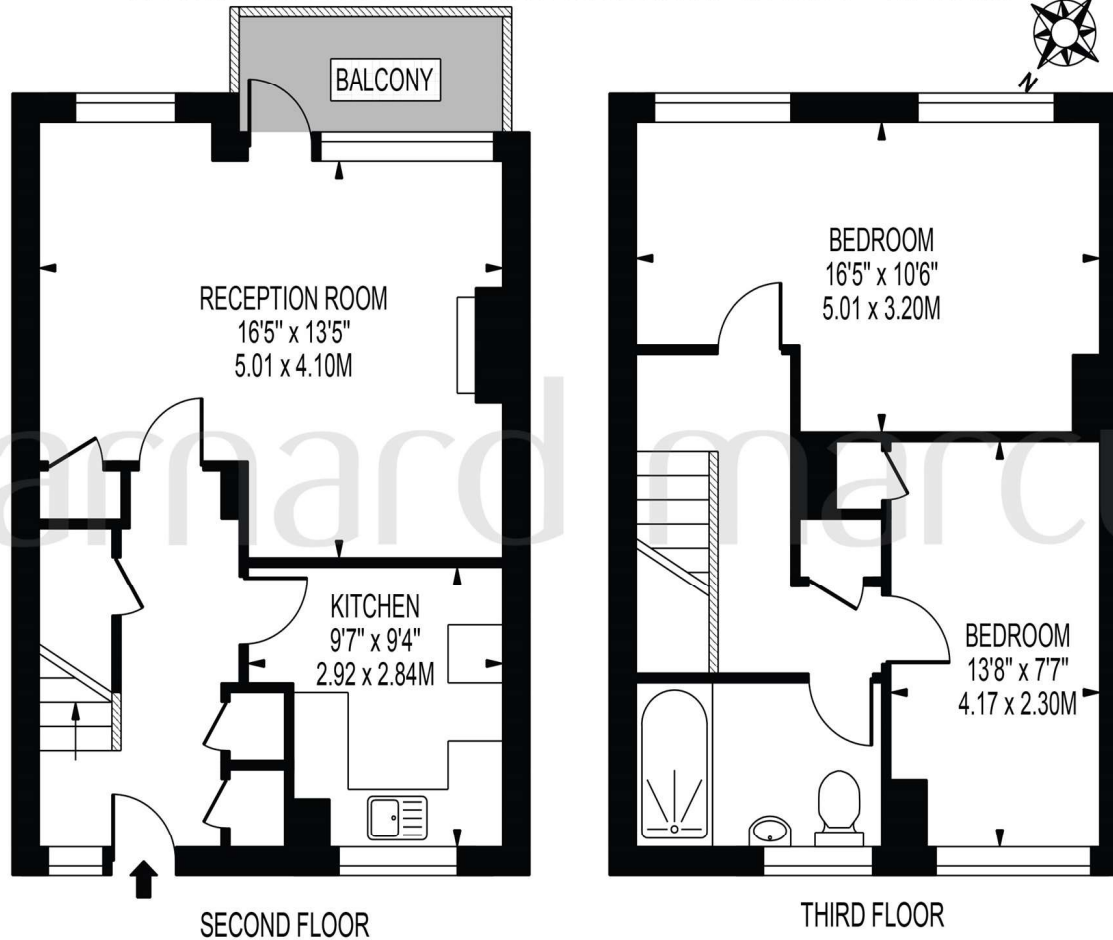
This property consist of two double bedrooms, a large reception room with floods of natural light, private balcony, modern kitchen and a three piece family bathroom.

Martley House is amongst an array of local restaurants, bars and supermarkets in the area. This property is within a close proximity to Queenstown Road Station, Battersea Park Station, Battersea Power Station Underground Station and Nine Elms Station. Further benefits of this superb location include fantastic bus links that will take you through London.



MARTLEY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 810 SQ FT - 75.22 SQ M



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.

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- Two Double Bedrooms
- Split-Level
- Communal Area
- Private Balcony
- Quiet Development

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1600.00

Ground Rent: Ask Agent

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 packs.

£370,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108092



Property Ref:
CPM108092 - 0014

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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