



Bourne House Worsopp Drive, London SW4 9QN

welcome to

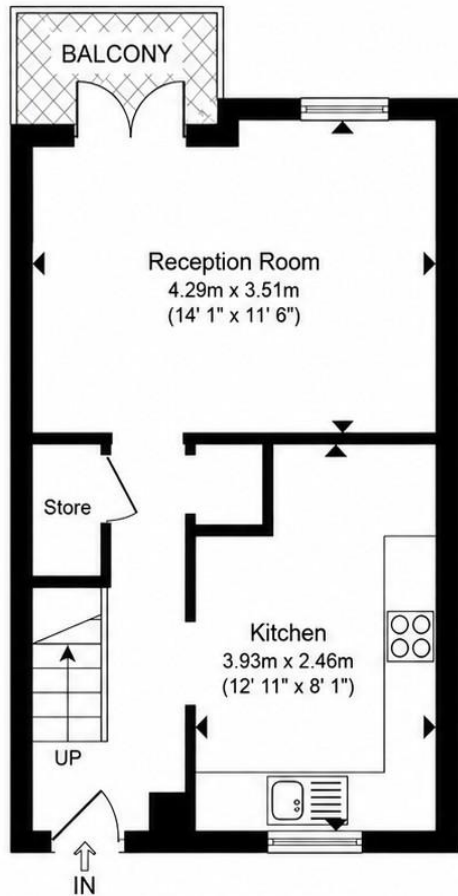
Bourne House Worsopp Drive, London

The property comprises a bright and spacious reception room, separate fitted kitchen, two generous double bedrooms, family bathroom and the added benefit of two private balconies. Offered to the market chain free, this is an excellent opportunity for first-time buyers, investors or those seeking a home they can personalise and enhance.

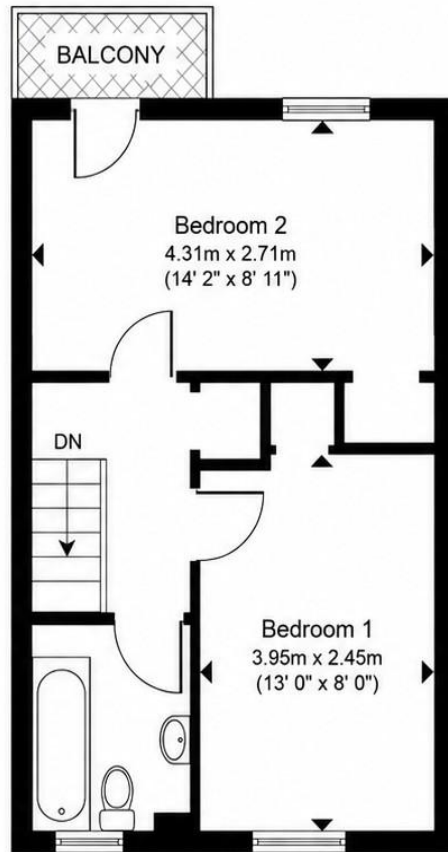
The location is second to none, being just moments from Clapham Common, Clapham High Street and Clapham Common Underground Station. Excellent transport links are available via the Northern Line at Clapham Common and the Overground services from Clapham High Street.

Residents are also perfectly positioned to enjoy the vibrant amenities of Clapham, with an array of boutique cafés, independent shops, restaurants, bars and high-street retailers all within easy walking distance, while the wonderful green open spaces of Clapham Common are quite literally on the doorstep.





GROUND FLOOR
344 SQ FT / 32.0 SQ M



FIRST FLOOR
353 SQ FT / 32.8 SQ M

Total floor area 64.8 m² (697 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Bourne House Worsopp Drive, London

- Almost 700 sq ft of well-balanced accommodation arranged over two floors
- Two generous double bedrooms and a bright reception room
- Two private balconies with views towards Clapham Common
- Excellent opportunity to add value and personalise
- Offered to the market chain free

Tenure: Leasehold EPC Rating: C

Council Tax Band: B

Service Charge: 3730.33

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Dec 1990.

Should you require further information please contact the branch.

Please Note additional fees could be incurred for items such as Leasehold packs.

£385,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108496



Property Ref:
CPM108496 - 0003

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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