



barnard marcus

2c Cavendish Road, London SW19 2FL

Welcome to **2c Cavendish Road, London**

A beautifully designed and exceptionally bright one-bedroom second floor apartment, offering stylish internal living space, perfectly positioned within a contemporary development.

The heart of the home is the impressive open-plan kitchen/reception room, an elegant and versatile entertaining space enhanced by its striking curved exterior wall and expansive glazing, allowing natural light to flood throughout. The sleek modern kitchen is thoughtfully arranged with integrated appliances and ample preparation space, seamlessly connecting to the reception area to create a sophisticated yet welcoming atmosphere.

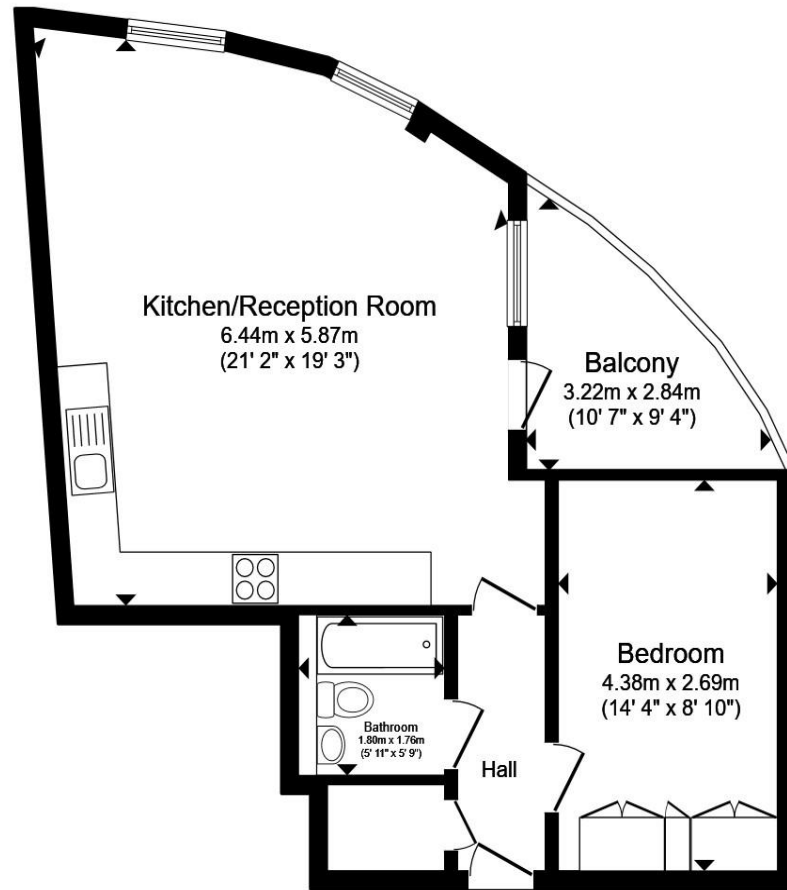
A particular highlight of the property is the private curved balcony, providing a wonderful extension of the living space and an ideal setting for morning coffee, al fresco dining or evening relaxation.

The principal bedroom is generously proportioned and fitting large wardrobes within, while the contemporary bathroom and well-designed hallway complete the accommodation.

Finished to a high standard throughout, this apartment combines modern architecture with practical living, making it an exceptional first-time purchase, pied-à-terre or investment opportunity.

Ideally located for an array of cafés, restaurants, shopping facilities and excellent transport connections within proximity of the Northern Line, this superb apartment offers stylish city living in a highly convenient setting.





Second Floor

Total floor area 53.5 m² (576 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

2c Cavendish Road, London

- Generous one-bedroom apartment
- Stunning open-plan kitchen/reception room
- Private curved balcony
- Contemporary bathroom
- Excellent natural light throughout

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 4579.44

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2017.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£94,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG109094



Property Ref:
TTG109094 - 0006

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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