



MARMION ROAD, LONDON, SW11
OFFERS IN EXCESS OF £700,000 LEASEHOLD

A FABULOUS TWO DOUBLE BEDROOM FLAT
SITUATED ON A POPLAR QUIET ROAD JUST OFF
CLAPHAM COMMON NORTH SIDE

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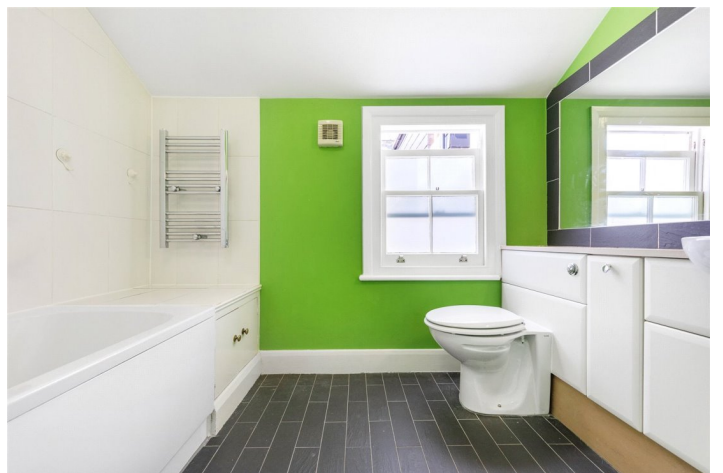
A well proportioned and airy split-level flat finished with a great easy-living layout. The property is arranged over the top two floors (1st and 2nd) of this Victorian building and has a good sized double bedroom and spacious reception room on the first floor and on the second floor, there is a mezzanine style kitchen/breakfast room, a further double bedroom and family bathroom.

Marmion Road is located in a popular neighbourhood known locally as the "North Side". Clapham Common and Clapham Junction stations are both within easy walking distance and the green open spaces of Clapham Common are less than 200 metres away.



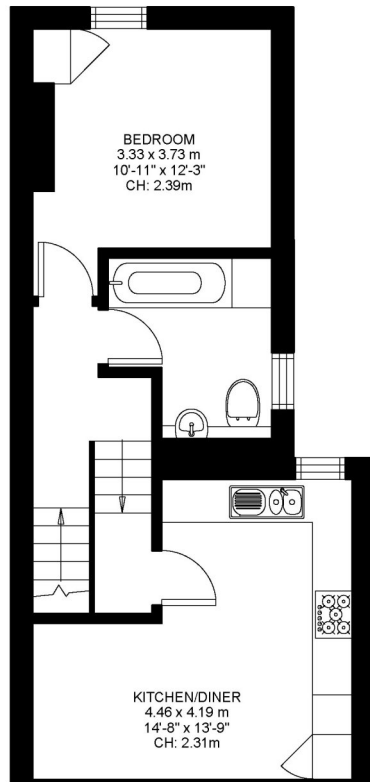
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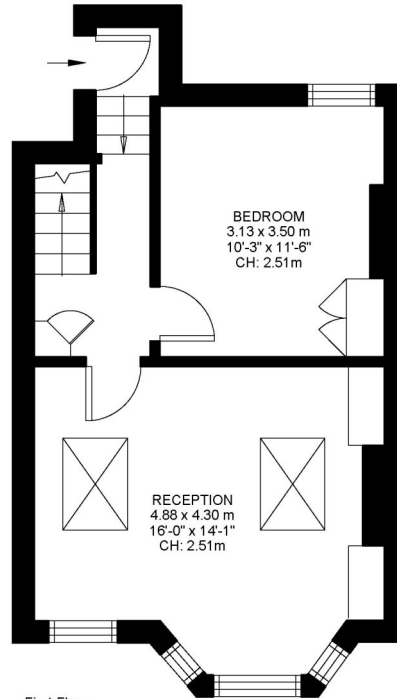


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Second Floor
430 ft²



First Floor
403 ft²

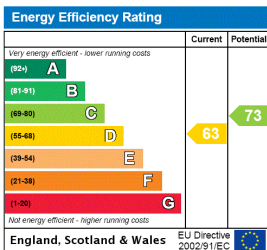
Marmion Road, SW11

Approximate Gross Internal Area
77.37 SQ.M / 833 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold
Term: Expires - 29/09/2187
Service Charge: £900 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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