



Clarence Crescent, London SW4 8LJ

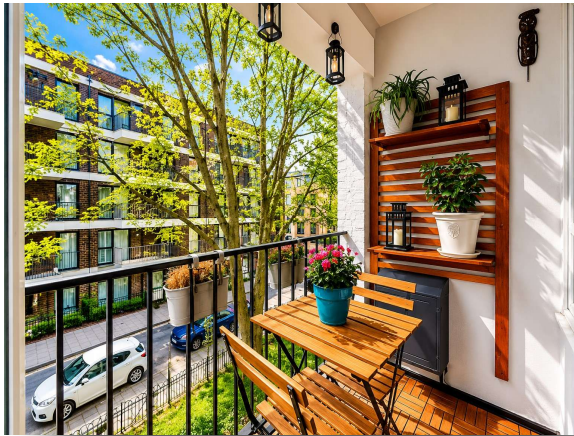
welcome to

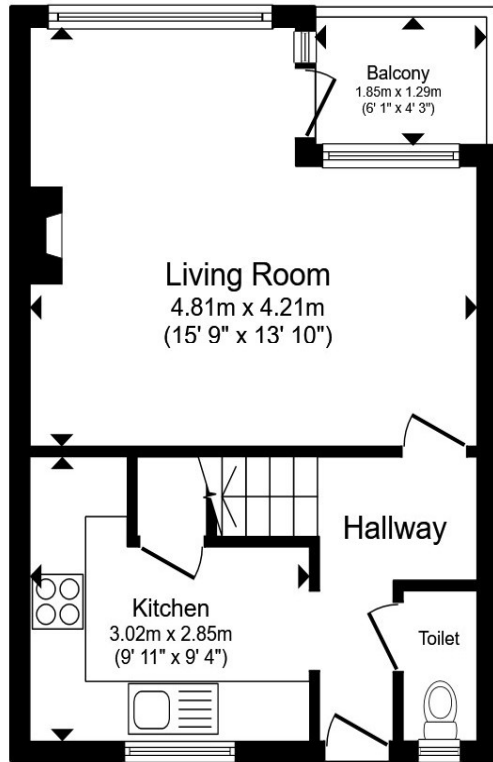
Clarence Crescent, London

The property comprises three generous bedrooms alongside a bright and welcoming reception space, enhanced by an abundance of natural light and direct access to a private balcony, creating an ideal setting for both everyday living and entertaining.

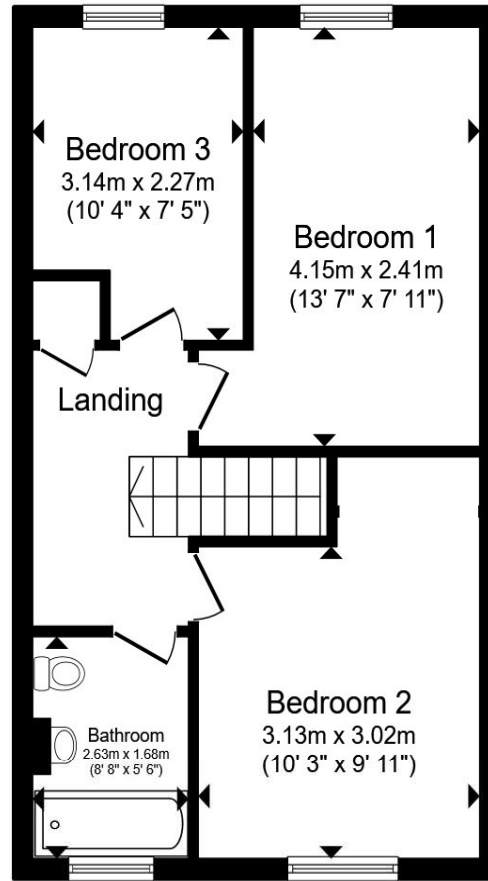
Positioned within close proximity to the open green spaces of Clapham Common and Rush Common, the property further benefits from immediate access to the vibrant amenities of Acre Lane and Balham Hill, as well as the ever-popular Abbeville Village, known for its selection of independent cafés, restaurants and boutique shops.

Clarence Crescent sits on the periphery of the £1.6 billion Clapham Park regeneration scheme, offering long-term growth potential and continued investment in the surrounding area. Clapham South Underground station (Northern Line) is approximately 0.9 miles away, providing swift access into Central London. This property is offered with no onward chain.





First Floor



Second Floor



Total floor area 71.8 m² (773 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

Clarence Crescent, London

- Approximately 773 sq ft of well-balanced accommodation arranged across two floors
- Three generous bedrooms and a bright, sun-filled reception room with private balcony
- Tastefully decorated throughout in neutral, contemporary tones
- Ideally positioned for Clapham Common, Rush Common, Acre Lane and Abbeville Village
- Approximately 0.9 miles to Clapham South Underground (Northern Line) and set near the Clapham Park regeneration area

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2133.72

Ground Rent: 10.00

This is a leasehold property with details as follows: Term of Lease: 125 years from 11 Apr 1993



view this property online barnardmarcus.co.uk/Property/CPM108301



Property Ref:
CPM108301 - 0020

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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Please note the marker reflects the
postcode not the actual property


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