



Eagle Heights Bramlands Close, London SW11 2LJ



welcome to

Eagle Heights Bramlands Close, London

Situated on the 10th floor of the Eagle Heights building, this well-presented two-bedroom apartment offers bright, spacious living and impressive far-reaching views across the London skyline.

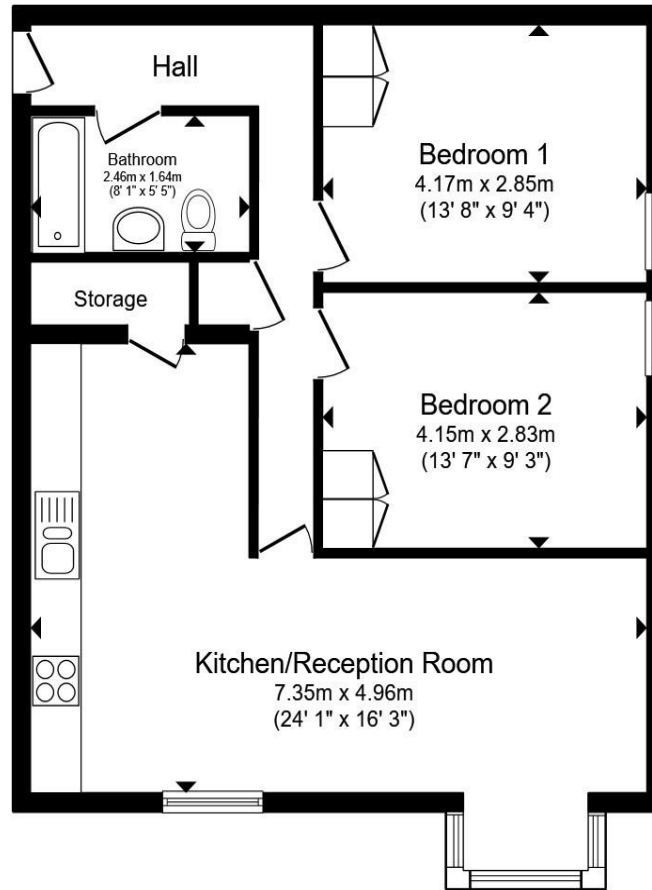
The property is in good condition throughout and comprises a generous reception room with ample space for both living and dining, a well-appointed kitchen, two well-proportioned bedrooms and a modern bathroom. Large windows allow for excellent natural light while also making the most of the elevated position and open outlook from the 10th floor.

Eagle Heights is a secure gated development benefiting from a concierge service and residents' leisure facilities, including a swimming pool and gym, offering both convenience and lifestyle within the development itself.

The property is ideally positioned for excellent transport connections. Clapham Junction Station is approximately 0.1 miles away, providing one of London's best connected rail hubs with frequent services to London Waterloo Station, London Victoria Station and beyond.

The area also offers a wide selection of cafés, restaurants, shops and bars around the vibrant Clapham Junction and Northcote Road areas, as well as green open spaces including Battersea Park.





10th Floor



Total floor area 63.2 m² (680 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



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

welcome to

Eagle Heights Bramlands Close, London

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 10th Floor Apartment with Impressive Open Views
- City Views

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 5000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£225,000



view this property online [barnardmarcus.co.uk/Property/BTS106900](https://www.barnardmarcus.co.uk/Property/BTS106900)



Property Ref:
BTS106900 - 0005

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.



barnard marcus



020 7228 8686



Battersea@barnardmarcus.co.uk



235-237 Lavender Hill, Battersea, LONDON,
SW11 1JW



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)

Please note the marker reflects the
postcode not the actual property