



A superb two bedroom flat with a stylish rear garden.

Marcus Street, London, SW18

Guide Price £550,000 Leasehold (Lease Expiry January 2196)





Local Information

Marcus Street is a quiet cul-de-sac well placed for transport with Wandsworth Town (7 mins) and Earlsfield (13 mins) Mainline stations in close proximity. Numerous bus services allow you to be in Clapham Junction in just 10 mins.

There are many excellent schools within the area including the well-known Allfarthing primary school and many other private schools. There are also a number of local restaurants, wine bars and shops in the surrounding area.

About this property

This superb two bedroom flat is situated on the raised ground floor on a quiet residential road in Wandsworth. The flat offers an abundance of entertainment space, with wooden floors throughout and is bursting with natural light.

Upon entering the property, you are welcomed by the gorgeous reception room full of period charm from the ornate fireplace and built in shelving display. The room is also flourished with natural lighting from the pretty bay window. The principal bedroom is a generous size with a lovely sash-window looking out onto the side of the garden.

Following a short flight of stairs is the rest of the flat which holds the second double bedroom, kitchen and bathroom. The kitchen is a accommodates a variety of integrated appliances and also offers space for a small breakfast bar. Towards the rear of the property is the family bathroom

fitted with a full sized bath and overhead shower.

Completing the property is the lovely patio garden; recently renovated by the current owners. The garden provides plenty of space for outdoor entertaining and has a stylish, railway sleeper raised bed for planting.

Tenure

Leasehold (Lease Expiry January 2196)

Local Authority

Wandsworth

Council Tax

Band = D

Ground Rent

Peppercorn ground rent

Service Charge

£1000 per annum (This covers building insurance, cleaning of common areas, management, maintenance, exterior of property and sinking fund.)

Energy Performance

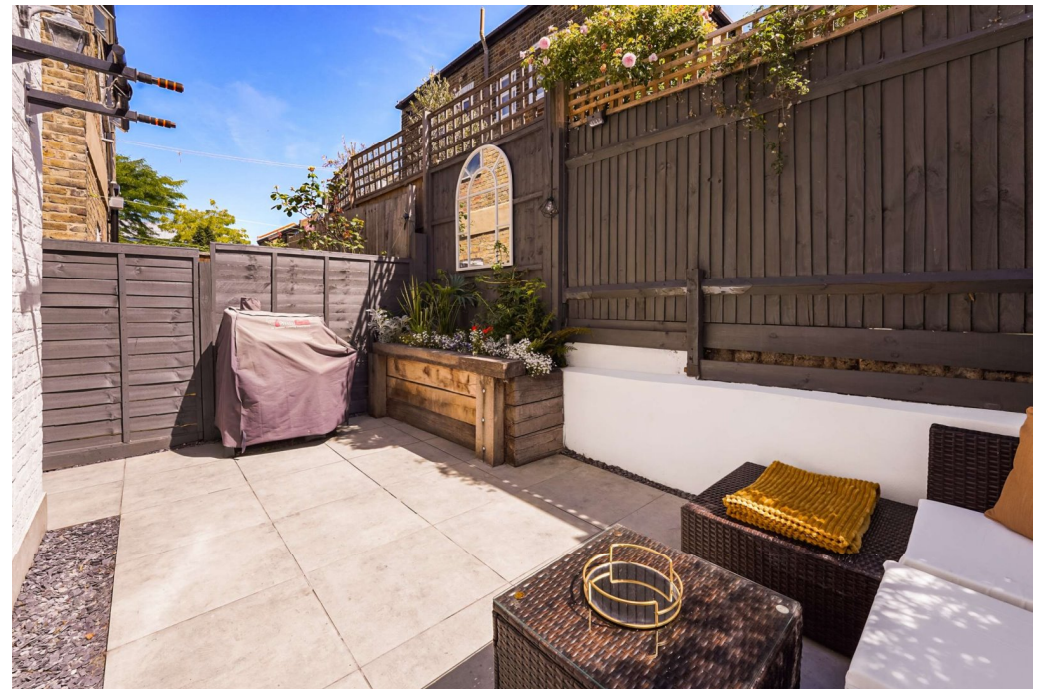
EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.
Telephone:
+44 (0) 20 8877 1222.

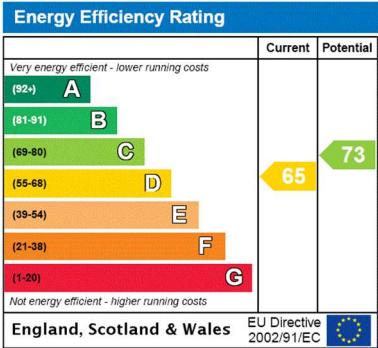
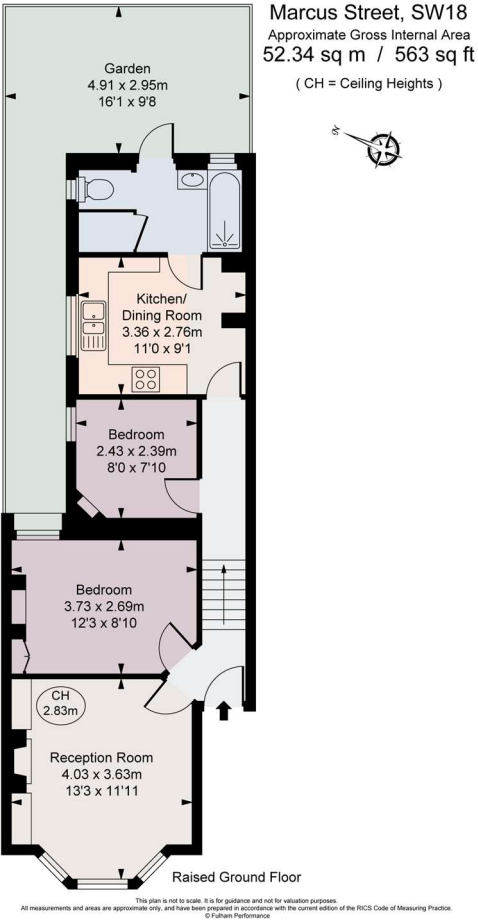






Marcus Street, London, SW18
Gross Internal Area 563 sq ft, 52.34 m²

Sophie Barton
Wandsworth
+44 (0) 20 8877 1222
sophie.barton@savills.com



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