



Goldsboro Road, London SW8

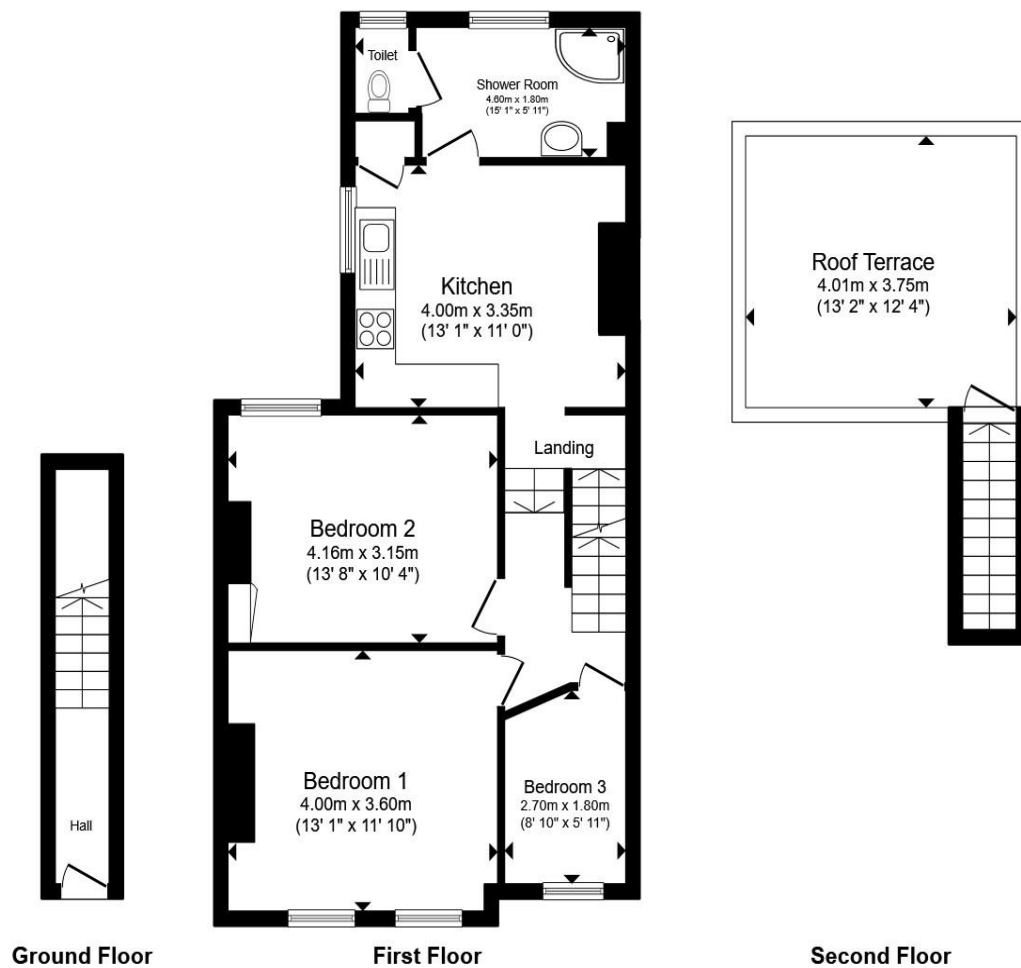
welcome to
Goldsboro Road, London

Requiring complete modernisation is this two bedroom split level period maisonette with direct access to a fabulous private roof terrace, available for sale with a share of the freehold. Occupying the upper floors of this period residence the property is adorned with natural light and could further benefit from a loft conversion, subject to the usual consents. The property is situated just moments from Nine Elms station (Northern Line) and Wandsworth Road Station (overground service) and is also within easy reach of both Clapham North (Northern Line) and Stockwell Tube Stations (Northern & Victoria Lines). A wide selection of local amenities can be found close by, including the stunning Battersea Power Station complex, along with the green spaces of Larkhall Park, Battersea Park and Clapham Common.

Accommodation is approached via own front door with stairs to landing, two bedrooms, open plan kitchen/dining room, living room, bathroom and roof terrace.

Internal viewings are essential to fully appreciate.





Total floor area 67.3 m² (725 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

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- Two Bedrooms
- Requires Complete Modernisation
- No Onward Chain
- Private Roof Terrace
- Potential for Loft Conversion (S.T.P.P)

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110704



Property Ref:
KGT110704 - 0003

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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