

FOR SALE



Almeric Road, Battersea
Asking Price Of £875,000

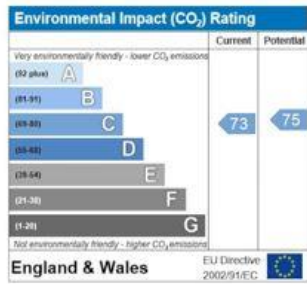
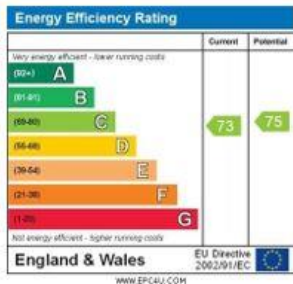
MARTIN&CO

- Two Double Bedrooms
- Quiet Residential Street
- Private Terrace
- Period Conversion
- Two Bathrooms (one ensuite)

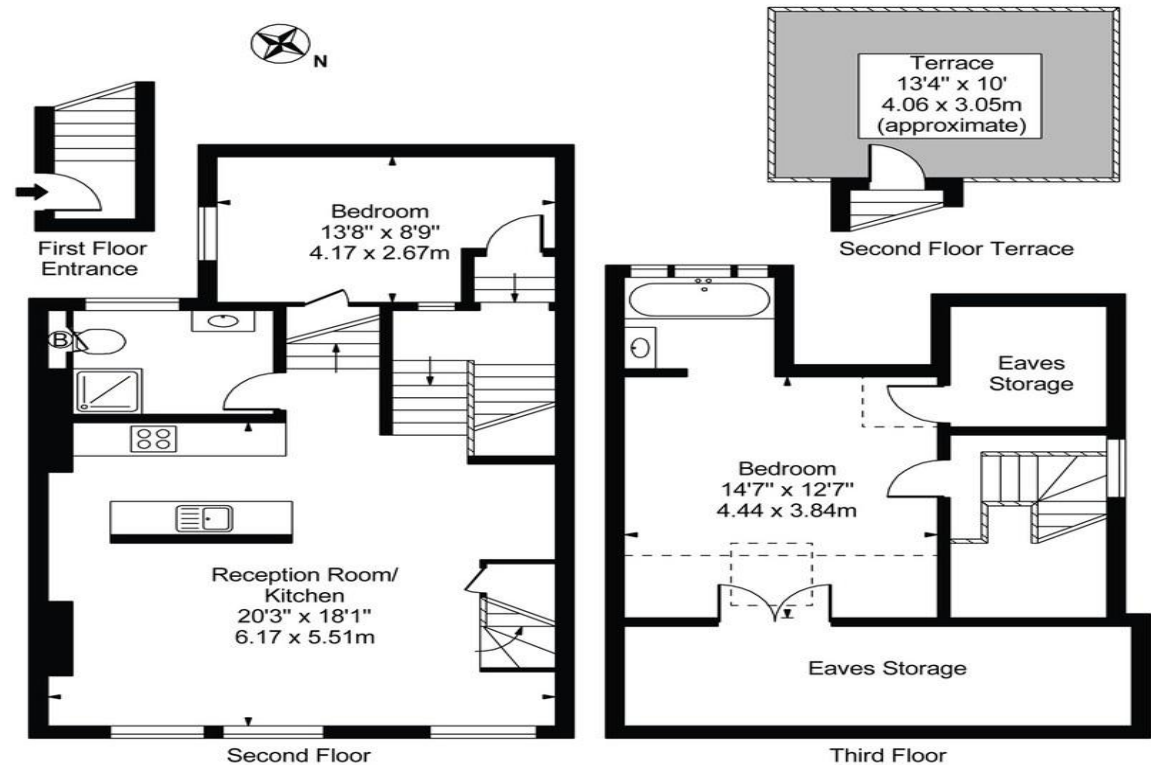
Two double bedroom maisonette located on Almeric Road in Battersea. The property incorporates modern décor throughout and is perfect for contemporary living. The property is in immaculate condition, with features of a bright and spacious open-plan dining area/lounge and kitchen, complete with high-spec appliances. Along with the open kitchen, this floor consists of a double bedroom and modern finished bathroom.

Upstairs you will find an airy double bedroom with ample eaves storage as well as an ensuite bathroom. This floor also includes a private terrace perfect for you to unwind and relax!

Located just off Northcote Road and Battersea Rise, this property benefits from the vibrant local amenities, including boutique shops, cafes, and restaurants. Clapham Junction Station is only a short stroll away, providing excellent transport links.



Almeric Road, SW11 1HL
 Approx. Gross Internal Area 1092 Sq Ft - 101.45 Sq M
 (Including Eaves Storage & Restricted Height Area)
 Approx. Gross Internal Area 859 Sq Ft - 79.80 Sq M
 (Excluding Eaves Storage & Restricted Height Area)



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
 www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2015.

Martin & Co Balham & Clapham

• 137 Balham Hill • London • SW12 9DL
 T: 0208 675 4428 • E: balham@martinco.com

0208 675 4428

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

