



Naylor House Albion Avenue, London SW8 2AJ

welcome to

Naylor House Albion Avenue, London

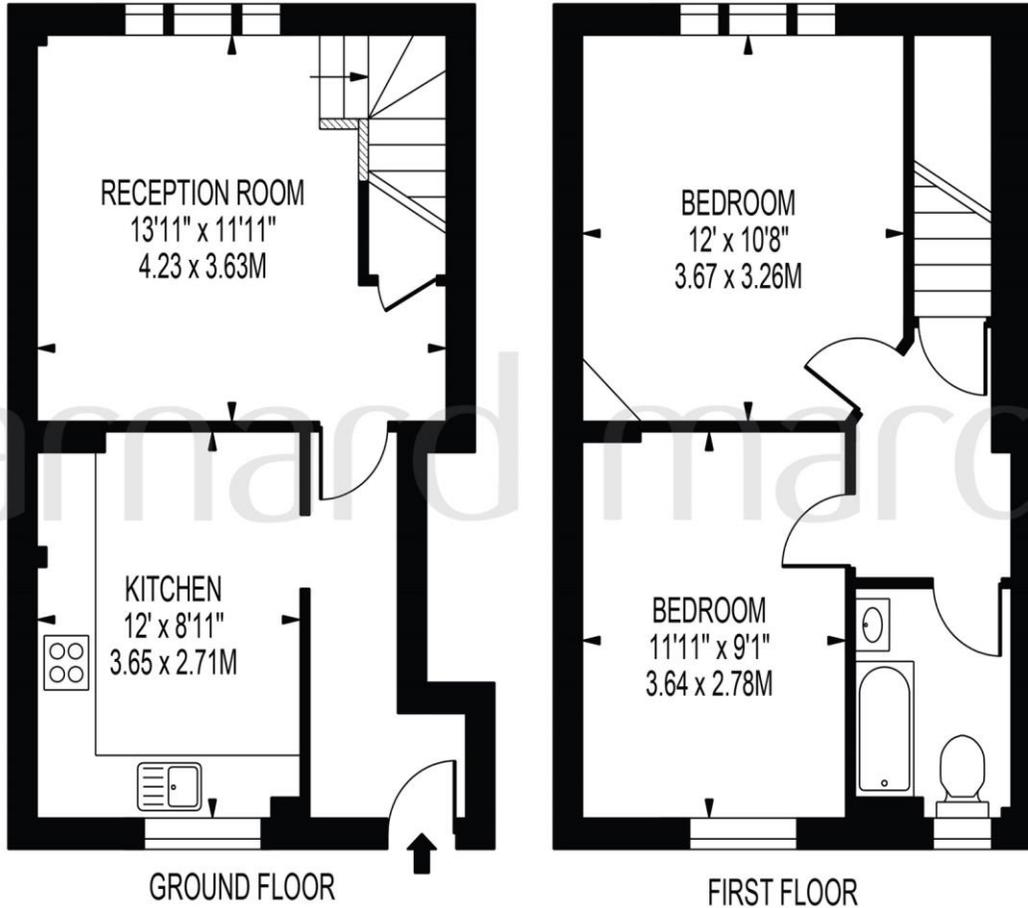
Set within a well-maintained late-1920s purpose-built development, this bright Grade II listed two-bedroom apartment spans two floors and is quietly positioned just off Wandsworth Road. Maintained in good decorative order, the property presents an appealing opportunity for owner-occupiers and invest.

The accommodation opens into a welcoming entrance hall, leading through to a generous reception room and a separate fitted kitchen, creating a practical and well-balanced living space. Upstairs, two comfortable double bedrooms are complemented by a full family bathroom. The duplex arrangement allows for clear distinction between entertaining and private areas, enhancing both flow and day-to-day functionality.



NAYLOR HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 673 SQ FT - 62.48 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Naylor House Albion Avenue, London

- Bright Grade II listed two-bedroom duplex apartment set within a well-maintained late-1920s purpose-built block
- Quietly positioned just off Wandsworth Road, offering a peaceful setting with excellent transport links nearby
- Spacious reception room with separate fitted kitchen, providing well-defined living and dining space
- Two well-proportioned double bedrooms arranged across the upper floor, served by a full family bathroom
- Presented in good order throughout, making it an ideal purchase for first-time buyers or investors alike

Tenure: Leasehold EPC Rating: C

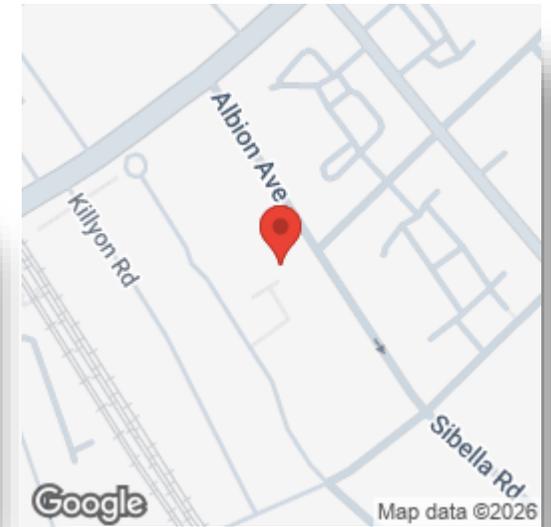
Council Tax Band: B Service Charge: 145.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Oct 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM107940



Property Ref:
CPM107940 - 0023

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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