



Arlesford Road, Clapham, SW9

2 bedroom flat - conversion for sale

£535,000

Leasehold

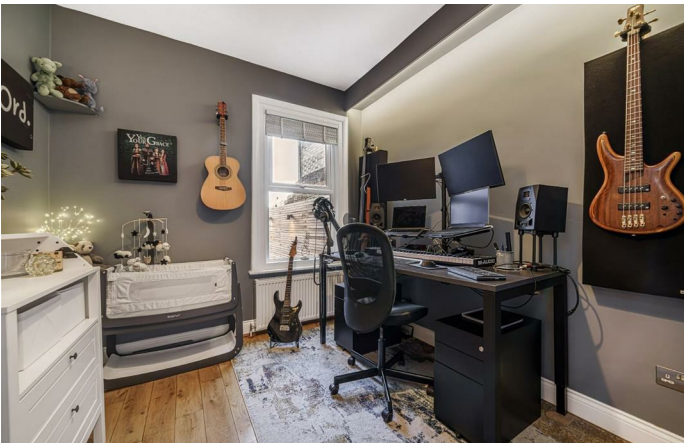
Property Details

This stylish, recently redecorated two double bedroom flat with a garden will tick boxes for a wide range of purchasers. The property is perfectly positioned on a quiet residential street which is popular for its character, feel and proximity to Clapham, Brixton and Stockwell town centres. The property truly feels like a home from the moment you step inside, engineered oak flooring runs throughout, adding a cosy warmth to this stunning property. To the front sits the principal bedroom, with ample space for wardrobes and storage, boasting a bay window with doubled glazed sashes. Separating the two bedrooms, and making it ideal for sharers, is a stylish modern bathroom. Still a genuine double, the second bedroom is currently being used as a nursery and study. Nestled to the rear of the property is a sociable open plan kitchen reception room. Newly fitted in 2022, the kitchen is flooded with natural light from dual aspect sash windows overlooking the immaculately landscaped private garden. Further adding to the appeal, planning permission has previously been approved for a side return extension and cellar excavation.

Features

- Two double bedrooms
- Victorian conversion
- Landscaped private garden
- Recently redecorated
- Bright and airy
- Potential to extend STPP
- Sought-after location between Clapham, Brixton and Stockwell
- Walking distance to Northern and Victoria lines

Council tax band C EPC rating C (71)

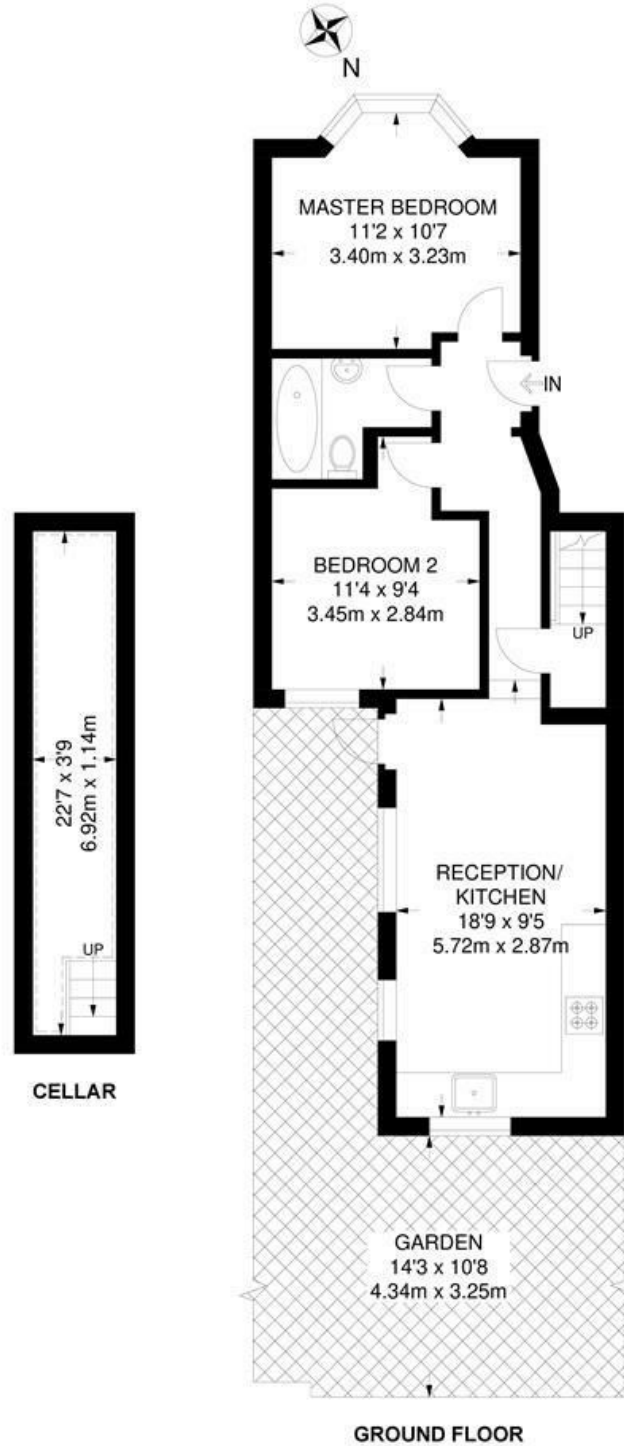


Arlesford Road, Clapham, SW9

Arlesford Road, SW9
2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **571 SQ FT / 53 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **486 SQ FT / 45.1 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

Arlesford Road, Clapham, SW9

