



## Lavender Gardens, Clapham, SW11

1 bedroom flat - conversion for sale

£420,000

Share of Freehold

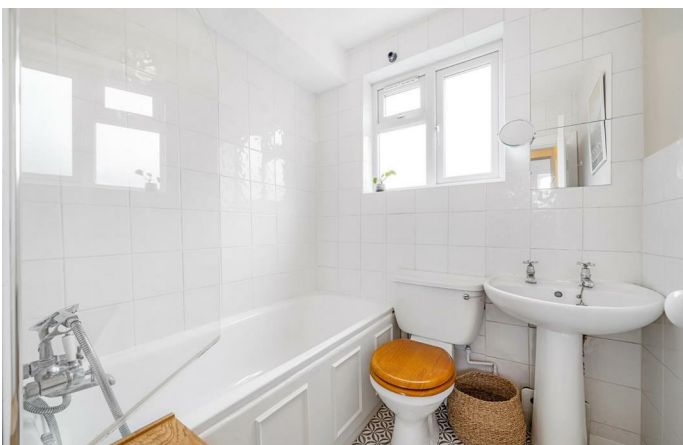
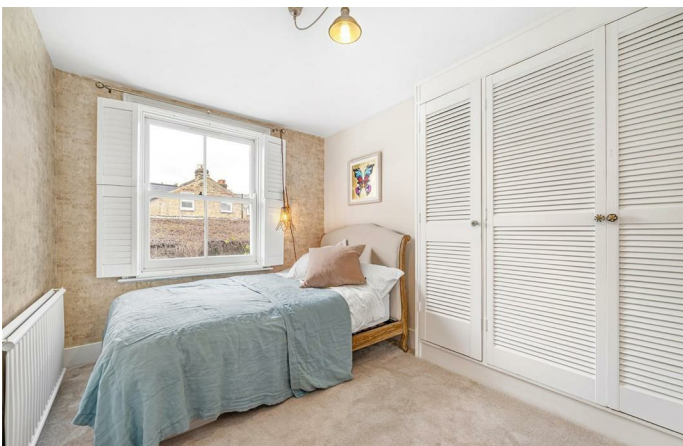
### Property Details

With Clapham Common at the end of the road, this charming one double-bedroom apartment will appeal to a wide range of purchasers. Set over the first floor of a grand Victorian townhouse on the desirable Lavender Gardens, a short walk from Clapham Junction Station, Clapham South and Clapham Common Tube stations, the location cannot be over-stated. Lovingly maintained by the current owner, this fantastic flat is well-presented throughout with the majority of the square footage as useable living space resulting in spacious rooms with a bright and airy feel. The open-plan reception room is bathed in natural light from shuttered sash windows and offers dimensions to lounge, cook and dine, with wooden floors and an integrated kitchen presented with wooden cabinetry and plentiful work surfaces. Quietly nestled to the rear overlooking the gardens below, the double bedroom is neutrally decorated with built-in wardrobes whilst still allowing room for additional storage options. This appealing home is completed by a neutral bathroom, equipped with both shower and bath.

Council tax band C      EPC rating C (73)

### Features

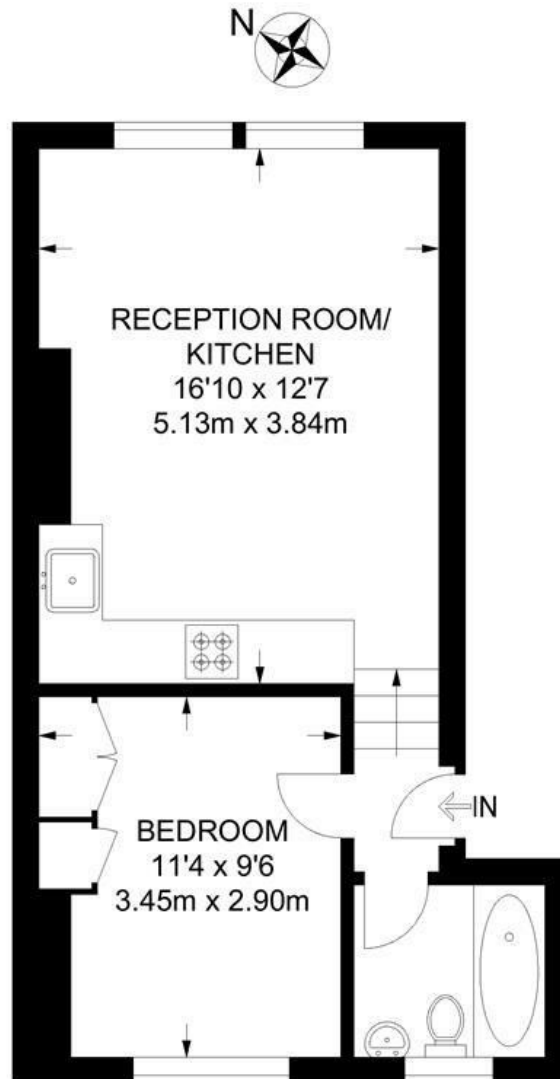
- One double bedroom
- Victorian Conversion
- Bright and airy
- Beautifully presented throughout
- Sought-after residential pocket
- Moments to Clapham Common at the end of the road
- Boutique shops, cafes, restaurants and bars nearby
- Clapham Junction station a ten-minute walk
- Clapham Common tube a short walk away
- Share of freehold and chain-free



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**Lavender Gardens, SW11**  
**1 Bedroom Flat**

APPROXIMATE TOTAL INTERNAL AREA: 378 SQ FT / 35.1 SQ M



**FIRST FLOOR**



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.

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