

**Kings Avenue, Clapham, SW4**

2 bedroom flat - purpose built for sale

**£455,000**

Leasehold

## Property Details

An enticing two double bedroom apartment with a large private garden and further shared gardens, set back from the road on Kings Avenue, with an attractive cherry tree to the front. This is an ideal home for anyone who wants lots of leafy outside space, in a highly convenient spot in SW4. A spacious reception boasts a comfortable lounge area and room to dine with pretty views of the garden through floor-to-ceiling windows. The kitchen is well-proportioned with large windows and provides an exciting opportunity for the new purchaser to modernise. The slightly larger of the bedrooms is nestled to the rear relishing views over the garden. Perfect for those looking to rent out a room, both bedrooms are sizeable doubles with built-in wardrobes, finished with beautiful wooden flooring. The hallway provides further cupboards. A shower room features a newly fitted shower with stylish tiled flooring, adjacent to a water closet. With a country feel, the private garden is a large suntrap ideal for hosting al-fresco, with direct access to shared gardens to socialise with friendly neighbours. With this much greenery on offer right outside your door it's hard to believe you're just a stone's throw from the vibrant hubs of Clapham and Brixton.

Council tax band D

EPC rating C (71)

## Features

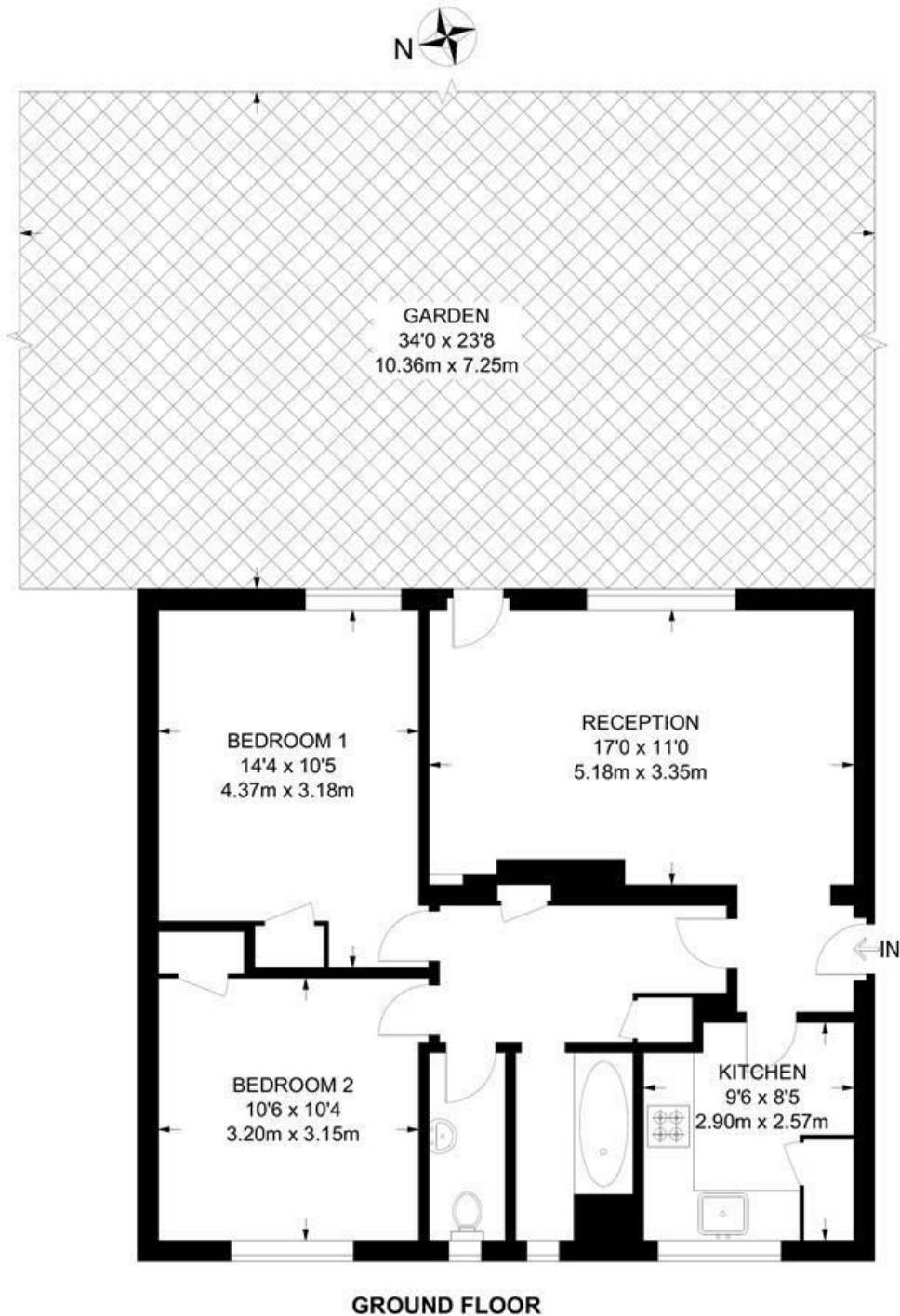
- Two double bedrooms
- Private garden plus direct access to further shared gardens beyond
- Secure and friendly building
- Over 700 square feet of internal space
- Separate kitchen and reception
- Local eateries a three-minute walk
- Abbeville Village a ten-minute stroll
- Walking distance to Clapham and Brixton
- Northern and Victoria Lines in under fifteen-minute walk
- Chain-free



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APPROXIMATE GROSS INTERNAL AREA: **707 SQ FT / 65.7 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.

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