



Stane Grove, Clapham, SW9

2 bedroom flat - purpose built for sale

£500,000

Leasehold

Property Details

An appealing two bedroom flat with two Juliet balconies, located in the heart of Clapham. Peacefully tucked away the flat is a secure, quiet spot close to the action. Natural light is a re-occurring feature with large-pane windows glazed to modern energy standards for sunlight in the summer and lower bills in the winter. The open-plan reception is sociable, dine at the table overlooking the Juliet balcony or enjoy leafy views from the large sofa. Fully integrated with mod-cons the kitchen offers ample storage with Scandinavian styling. A hallway cupboard offers additional storage. The principal bedroom has fantastic dimensions and attributes, including a Juliet balcony, two built-in wardrobes plus space for a desk or dressing area. Ideal for sharers, the second bedroom is set to the opposing side of the flat, currently utilized as a guest room and home office, yet can be repurposed to suit the needs of the purchaser. The bathroom is luxurious with rain shower and bath. This friendly development has a lift, communal courtyard with benches and grassy verges, a weekday caretaker, plus an underground garage with lift access for bike storage plus the potential to rent a parking space from a neighbour subject to private agreement.

Council tax band D EPC rating B (84)

Features

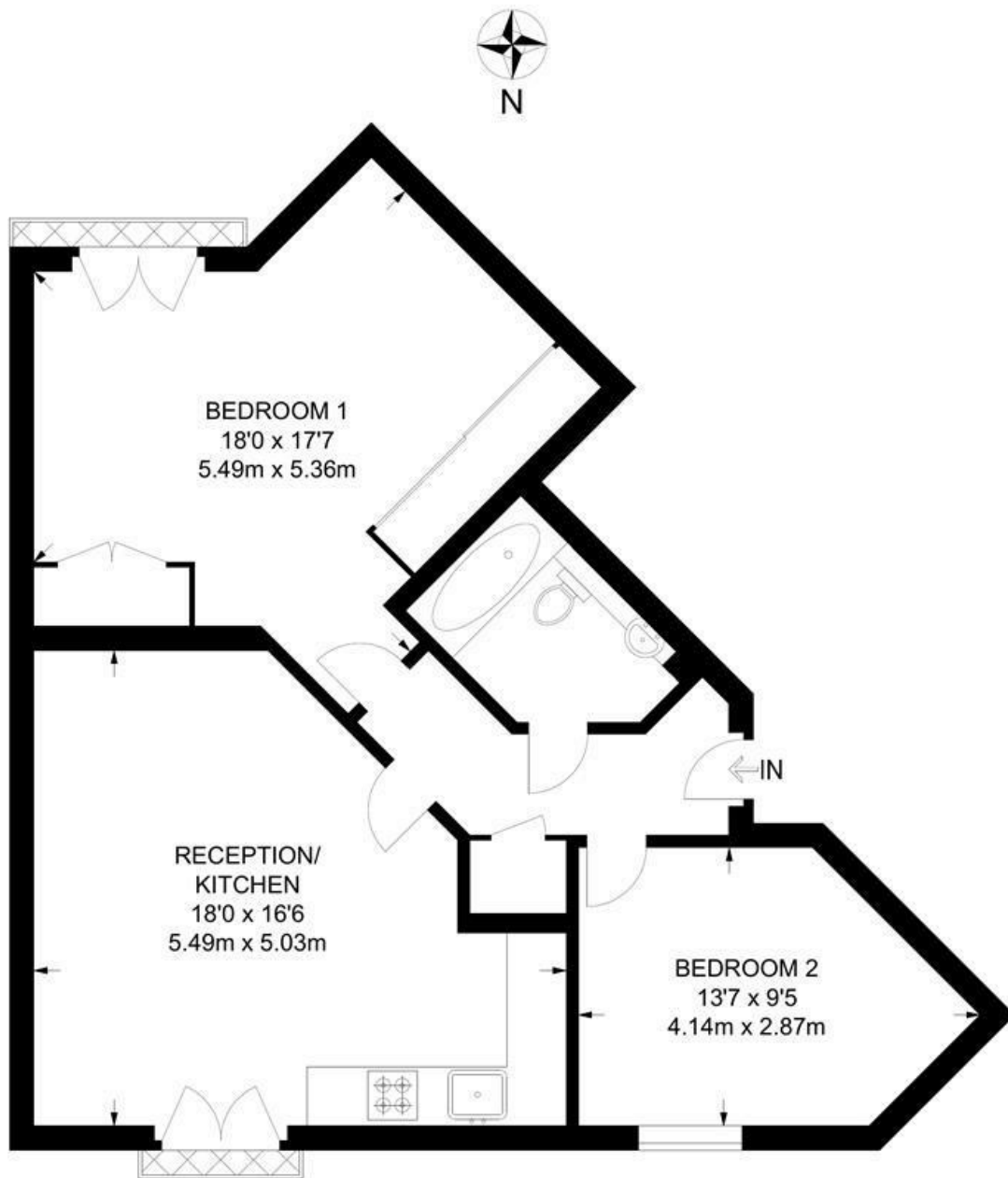
- Two bedrooms
- Two Juliet balconies
- Secure gated modern development
- Potential to rent an underground parking space
- Underground bike garage
- Lift access
- Desirable location in Clapham
- Northern Line at Clapham North a five-minute stroll
- Victoria and Northern Line at Stockwell a seven-minute walk



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2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **680 SQ FT / 63.2 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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