

# Tregothnan Road, Clapham, SW9

2 bedroom flat - conversion for sale

# **Property Details**

A stylish two double bedroom flat with a garden, ideally positioned on a quiet residential street popular for its character and proximity to Clapham, Brixton and Stockwell. White washed wooden floorboards run throughout, adding an appealing ambience to this stunning home. A sociable semi-open plan reception boasts an expansive bay window, high ceilings and space to dine or lounge in front of the gas fire. The kitchen is designed with modern living in mind, providing plenty of storage, a sleek finish and a touch of colour. Separating the bedrooms from the social spaces a modern bathroom is complete with bath and overhead shower. Nestled to the rear, both bedrooms are doubles, bathed in light from above whilst also benefitting from large-pane doors to provide leafy views and direct access to the private garden. One of the bedrooms has a walk-in wardrobe with access to a loft space, whilst the other has space for wardrobes plus a desk if required. A low maintenance and pretty L-shaped garden is laid to paving with a seating area and space for a BBQ and table, ideal for hosting or simply lounging with a coffee under the fronds of the palm tree. A generous cellar completes this wonderful property.

#### Council tax band C

EPC rating (null)

£525,000 Share of Freehold

## Features

- Two double bedrooms
- Private garden
- Victorian conversion
- Characterful features
- Generous storage
- Sought-after location between Clapham, Brixton and Stockwell
- Clapham High Street a six-minute stroll away
- Walking distance to Northern and Victoria lines
- Share of freehold
- Chain-free



















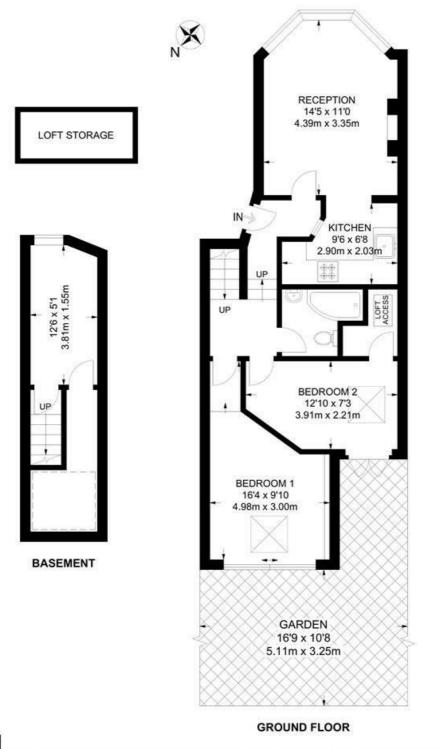


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APPROXIMATE GROSS INTERNAL AREA: 670 SQ FT / 62.2 SQ M



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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