



Brayburne Avenue, Clapham, SW4

3 bedroom flat for sale

£700,000

Leasehold

Property Details

A well-proportioned three double bedroom split-level flat for sale within a Victorian house on the desirable Brayburne Avenue, a short stroll from Clapham Old Town between the green open spaces of Clapham Common and Battersea Park, moments to Wandsworth Road. An expansive open-plan reception is bathed with light from multiple sash windows and features an original fireplace, plus space to lounge and dine. The room wraps around into a well-equipped kitchen offering integrated appliances and generous storage, finished with worktops that wrap around into a sociable breakfast bar. Split across the upper floors are three generously proportioned double bedrooms, all beautifully presented in calming tones with plush carpets and fitted wardrobes, ideal for sharers or with the potential to repurpose one of the rooms to suit additional needs such as a spacious home office. The family bathroom completes this fantastic flat, equipped with both bath and shower. With over 1,000 square feet of internal space on offer, quietly nestled over the top two floors it's easy to forget that you are indeed only a stone's throw from the heart of Clapham. Early registration of interest is advised.

Council tax band D EPC rating C (73)

Features

- Three double bedrooms
- Victorian conversion
- Over 1,000 square feet of internal living space
- Split over two floors
- Bright and airy throughout
- Sought-after avenue close to Clapham High Street and Old Town
- Local amenities and eateries on the doorstep
- Overground a two-minute walk
- Clapham tube a ten-minute stroll
- Chain-free



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3 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **1011 SQ FT / 93.9 SQ M**



GROUND FLOOR

FIRST FLOOR

SECOND 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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