



**Clapham Road, Clapham, SW9**

1 bedroom flat - conversion for sale

**£450,000**

Share of Freehold

## Property Details

An appealing one double bedroom flat with a huge lawned garden, private patio and allocated off-street parking, moments from Clapham High Street. At over 780 square feet this spacious home is nestled within a popular Grade II Listed building set back from Clapham Road with access to the Northern and Victoria lines plus local shops, cafes and nightlife. The open plan reception is expansive, featuring a characterful curved wall with generous space in which to lounge, dine and cook within the contemporary kitchen. Keeping the laundry tucked away, a utility cellar offers additional storage. The double bedroom is neutrally presented with ample space for wardrobes. Currently utilised as a walk-through wardrobe the hallway is also spacious. A neutral bathroom is equipped with both bath and shower. Perfect for relishing the summer months, the private patio is a South-Easterly facing spot with a huge shared garden beyond. The icing on the cake is the rarity of an allocated off-street parking space. With flexible living space, ample storage, two outside spaces and off-street parking this lovely home will appeal to a wide range of potential purchasers, early registration of interest is advised.

Council tax band C    EPC rating D (67)

## Features

- One double bedroom
- Private patio
- Share of huge lawned garden
- Grade II listed building
- Allocated off-street parking
- Over 780 square feet of internal space
- Ideal location minutes from Clapham High Street
- Northern line, Victoria line and London Overground
- Share of freehold
- Chain-free





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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **783 SQ FT / 72.7 SQ M**  
APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **671 SQ FT / 62.3 SQ M**



**LOWER GROUND 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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