



Larkhall Rise, Clapham, SW4

1 bedroom flat - conversion for sale

Share of Freehold

Property Details

An appealing one double bedroom apartment set over the top floor of a period building within the desirable Sibella Conservation Area, close to the heart of Clapham. Arranged over the top floor ensuring maximum light and privacy, with views toward the Shard. At over 600 square feet, all rooms are spacious. The reception is flooded with natural light with fantastic dimensions in which to relax and entertain –and a characterful fireplace. A separate kitchen offers ample storage within contemporary cabinetry, with work surfaces to both sides. If open-plan living is preferred, given the positioning of these rooms, there is the potential to combine into one large open-plan reception, subject to the necessary permissions. Natural light is a running theme throughout and the bedroom is no exception, with a large sash window, fitted wardrobes, carpets and a peaceful atmosphere, plus space for a desk if desired. The modern bathroom is conveniently located in the centre of the home, complete with a bathtub plus overhead shower. Generous storage is on offer, from built-in cupboards in the hall to the demised loft space.

Council tax band C EPC rating C (70)

Features

- One double bedroom
- End of terrace period conversion
- Views of the Shard
- Within the desirable Sibella Conservation Area
- Potential to extend STNP
- Clapham High Street a seven-minute walk
- The Northern Line and Overground close-by
- Clapham Old Town and Common a short stroll away
- Share of freehold & Chain-free



Larkhall Rise, Clapham, SW4

Larkhall Rise, SW4
1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **612 SQ FT / 56.9 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.

Larkhall Rise, Clapham, SW4

