

**Stane Grove, Clapham, SW9**

2 bedroom flat - purpose built for sale

**£525,000**

Leasehold

## Property Details

An appealing two bedroom, two bathroom apartment with two Juliet balconies plus an allocated parking space. Tucked away in this desirable development, ideal for anyone who wants a secure, quiet spot close to the action. Ready to move into with potential to add your own touches, the home is neutrally presented with many positive attributes. Natural light is a re-occurring feature, with large-pane windows and doors glazed to modern energy standards. The open-plan reception is a sociable hub with space to dine, lounge in front of the Juliet balcony or cook within the contemporary integrated kitchen. Both bedrooms are spacious doubles, set away from the social spaces, one boasting built-in wardrobes and an en-suite shower room, the other a Juliet balcony. The main bathroom has a bath with overhead shower and a heated towel rail. There is an allocated underground parking space, with the potential to rent the space if not required yourself. The underground garage also has a lift and bike storage. This friendly development has a communal courtyard with benches and grassy verges, plus a caretaker on hand during the week, and lifts to all floors.

## Features

- Two double bedrooms
- Two bathrooms
- Two Juliet balconies
- Secure gated modern development with lift
- Allocated underground parking space
- Underground bike garage
- Desirable location in Clapham
- Northern Line a five-minute stroll
- Victoria Line a seven-minute walk
- Chain-free

Council tax band C    EPC rating C (80)



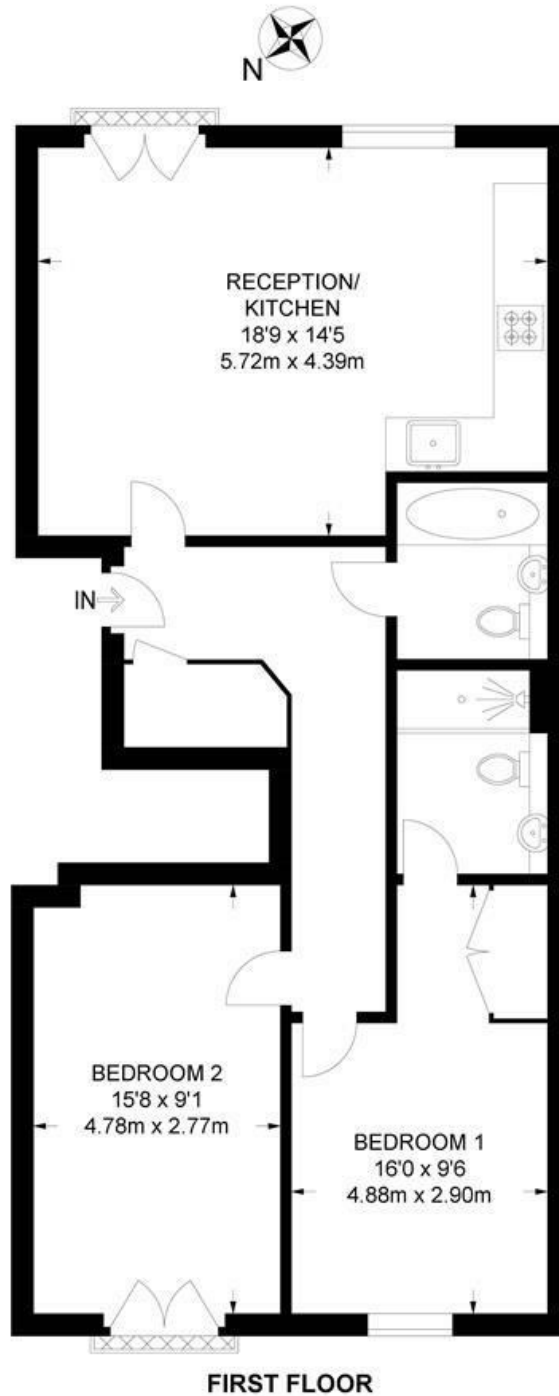


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APPROXIMATE GROSS INTERNAL AREA: **728 SQ FT / 67.6 SQ M**



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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