

**Union Road, Clapham, SW4**

2 bedroom flat for sale

**£625,000**

Share of Freehold

## Property Details

A bright and well-proportioned two double bedroom, split-level flat, arranged over the top floors of a period property. The flat has a fantastic layout and feels instantly liveable, bright and private. The spacious open plan reception is wonderfully bright and boasts a fireplace, flanked by bespoke storage to create a feature wall. Designed and fitted by Devol, the kitchen is integrated within shaker cabinetry with a butler sink and marble worktops, wrapping around to a breakfast bar, adding to the sociable vibe. Set peacefully upstairs, the bedrooms are well-proportioned doubles with down lighting and plush carpets. The larger spans the entire width of the house, whilst the second is a generous home office, yet easy to repurpose back into a bedroom with fitted wardrobes. The bathroom is bright and spacious, with a double-ended bath and overhead shower. The home has been recently updated, with a new kitchen including new electrics, a new fireplace, new flooring with soundproofing in the reception, built-in storage, a brand new roof on the rear terrace and fully insulated as of March 2024.

## Features

- Two double bedrooms
- Period conversion
- Recently refurbished
- Over 900 square feet split over two floors
- Bright and airy throughout
- Convenient location
- Clapham High Street nearby
- Victoria and Northern tube lines
- Clapham Common and Larkhall Park close by
- Share of freehold

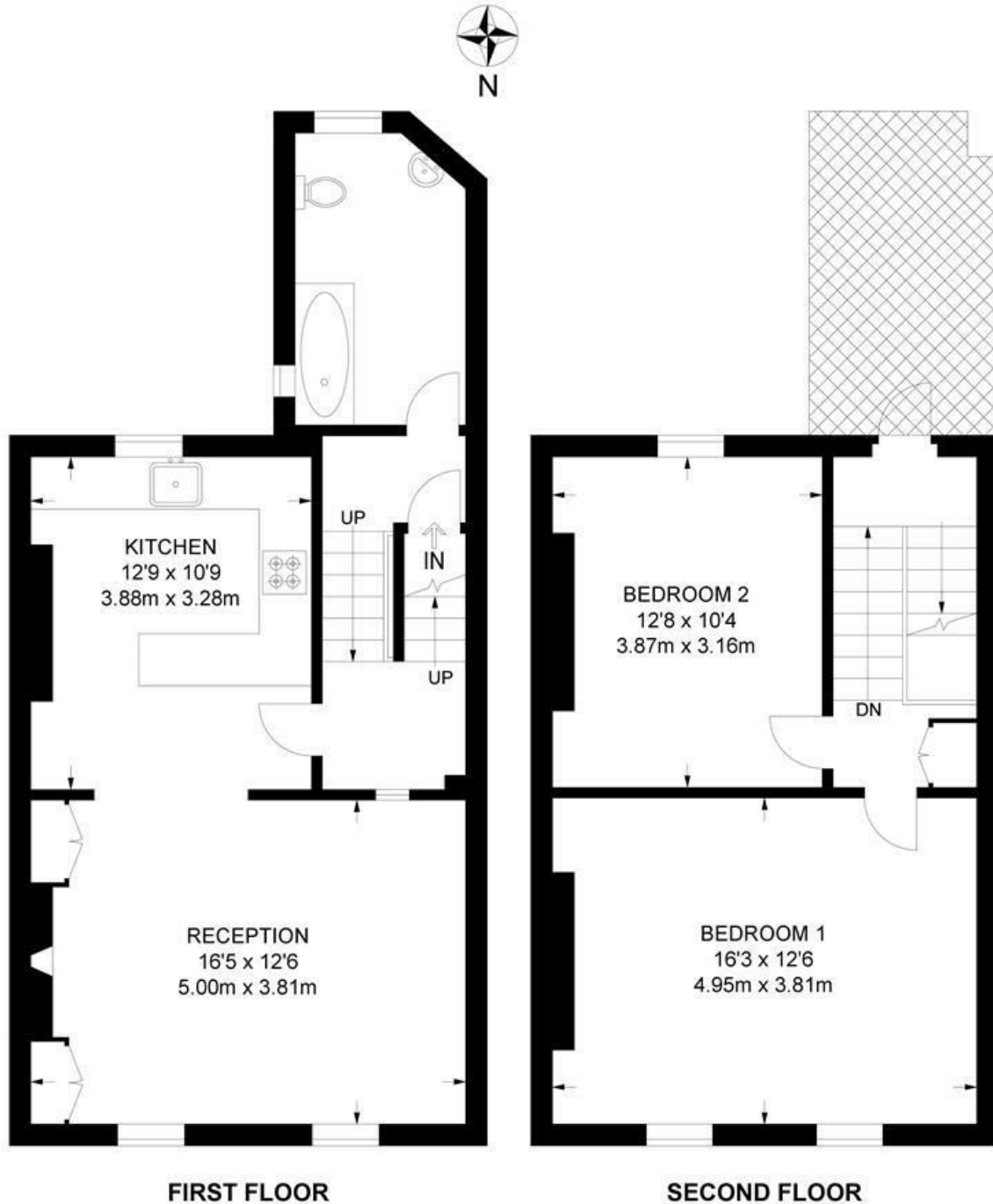
Council tax band C      EPC rating E (54)



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APPROXIMATE GROSS INTERNAL AREA: **925 SQ FT / 86 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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