



**Landor Road, Clapham, SW9**

2 bedroom flat - purpose built for sale

**£675,000**

Share of Freehold

## Property Details

A striking two double bedroom, two bathroom apartment with a private terrace, benefitting from the good insulation of modern buildings for a quiet setting with high energy efficiency. The spacious open plan reception has the proportions to lounge, dine and cook. The integrated kitchen is designed to maximise storage, wrapping around into a sociable peninsular with generous worktops. Allowing the summer air to breeze through the room, a large glass door leads out to the private terrace, ideal for dining al-fresco or relaxing with a morning coffee. This covered spot is ready to use come rain or shine. Contemporary flooring sweeps across the room, into the entrance hall which has a large storage cupboard. The principal bedroom is tucked away from the alluring buzz of the area, with an en-suite shower room and space for fitted wardrobes if desired. For those looking to rent out a bedroom, the second double is of similar size, conveniently opposite the main bathroom which has a bathtub plus overhead shower. There is shared bike storage, a neighbourly vibe, and great local community plus community garden behind.

## Features

- Two double bedrooms
- Two bathrooms
- Private terrace
- Unique modern build
- Bright and airy
- Bike storage
- Clapham High Street in moments
- Brixton a twelve-minute stroll
- Access to Northern and Victoria lines plus the Overground
- Share of freehold

Council tax band D    EPC rating B (91)





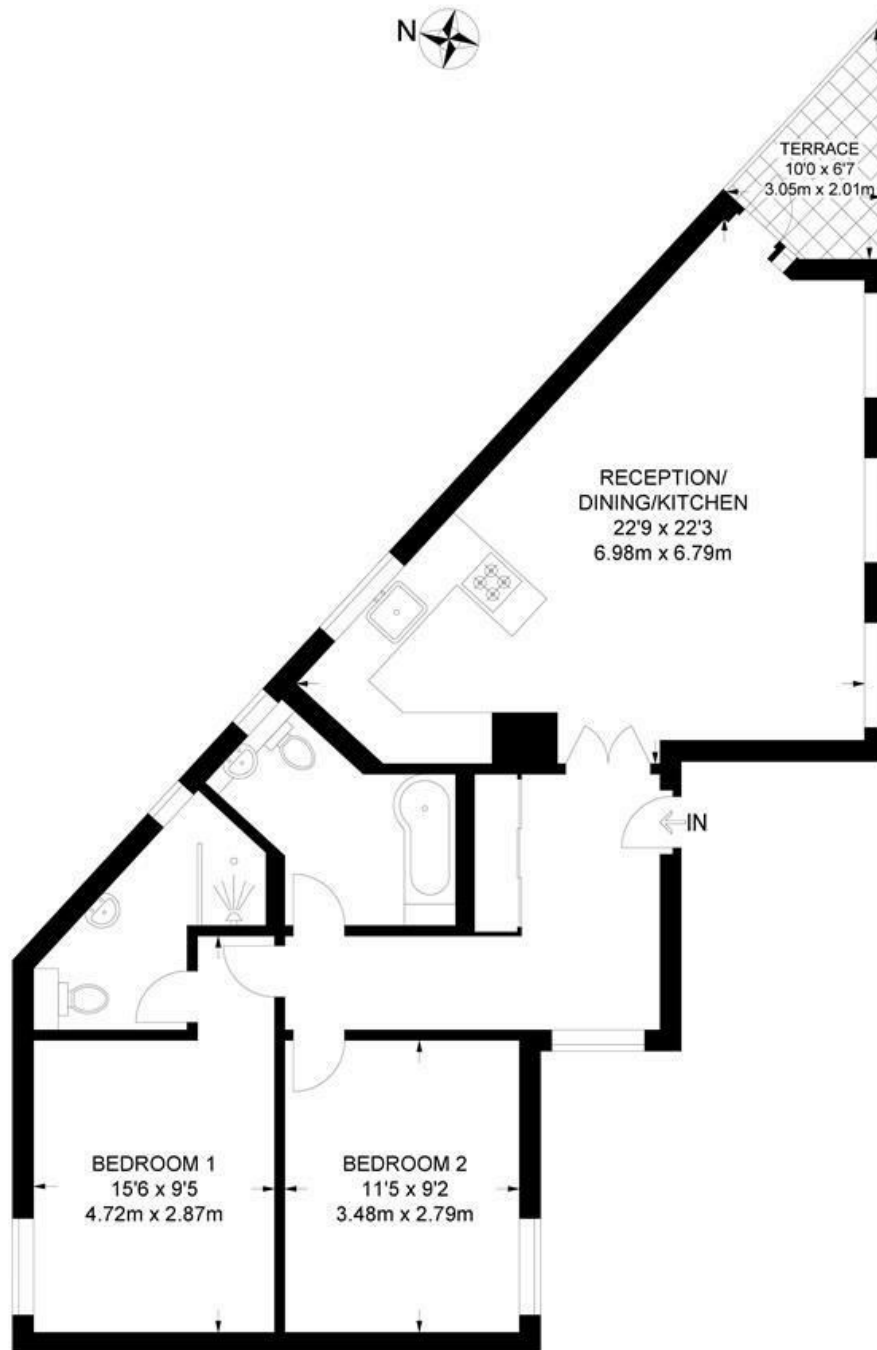




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APPROXIMATE GROSS INTERNAL AREA: 764 SQ FT / 71 SQ M



FIRST 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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