



## Lyham Road, Clapham, SW2

1 bedroom flat - conversion for sale

Leasehold

### Property Details

A bright and airy one bedroom apartment occupying the top floor of a handsome Victorian converted house on Lyham Road, perfectly located a short stroll to Clapham and Brixton High Streets. Tucked away quietly at the back of the building is a comfortable double bedroom overlooking the neighbouring gardens. Sitting adjacent is the contemporary bathroom which is beautifully finished and includes a heated towel rail. Stairs lead to the wonderful open-plan living space, the room is flooded by natural light through the skylights and the window at the rear. The kitchen provides all you need in terms of worktop and storage space within contemporary cabinetry, wrapping around in an ergonomic shape. Finished with a sink under the window for a pleasant outlook. Ideal for hosting, the reception area provides generous space for a dining table whilst still having plenty of room for a comfortable lounge for those cosy nights in. Located away from the hustle and bustle yet close enough to both Clapham and Brixton to enjoy all of the benefits that these two in-demand areas have to offer.

Council tax band C

EPC rating C (76)

### Features

- One double bedroom
- Victorian conversion
- Light and airy atmosphere
- Great location between Clapham and Brixton
- Local amenities on the doorstep
- Short stroll to Abbeville Village
- Walking distance to Clapham Common and Brockwell Park
- Northern and Victoria lines, plus the Overground
- Chain free
- Share of freehold will be granted





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### 1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 539 SQ FT / 50 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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