

## Clapham Road, Clapham, SW9

2 bedroom flat - purpose built for sale

**£675,000**

Leasehold

### Property Details

A superb two double bedroom, two bathroom apartment with a private South-East facing terrace and enviable location a short stroll to Clapham High Street and both the Northern and Victoria Lines. Natural light is a re-occurring theme with floor-to-ceiling windows spanning the majority of the rooms, enhancing the airy feel throughout. Set on the third floor, the home enjoys both privacy and views across the neighbourhood. The heart of the home is the expansive open-plan living space, effortlessly arranged into lounge, dining, and kitchen areas. The sleek, fully integrated kitchen wraps around three walls with glossy cabinetry, mirrored splashbacks, and modern finishes. Sliding glass doors open to the South-East facing terrace, a sheltered, low-maintenance retreat perfect for entertaining or relaxing all year round. Both bedrooms are generous doubles with bespoke fitted wardrobes, the principal enjoying an en-suite shower room. A stylish main bathroom, separate utility room, and excellent energy efficiency add to the appeal. The development further benefits from secure bike storage, lift access, and a communal garden. Plus a gym attached to the building offering subsidised membership for residents.

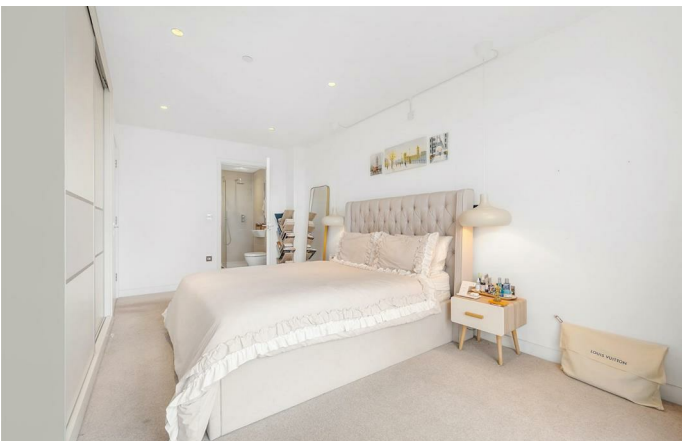
Council tax band D

EPC rating B (86)

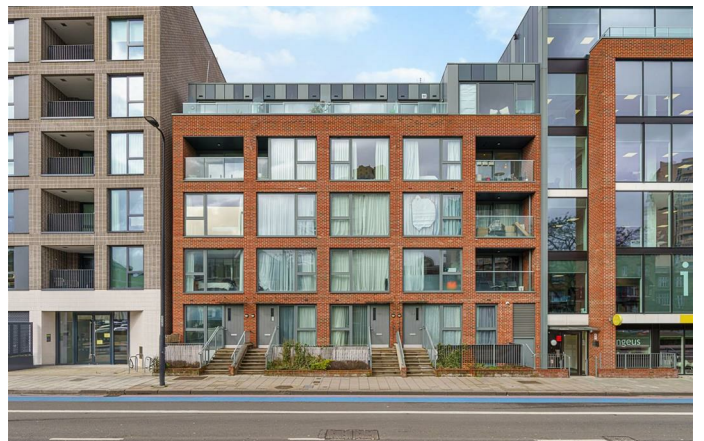
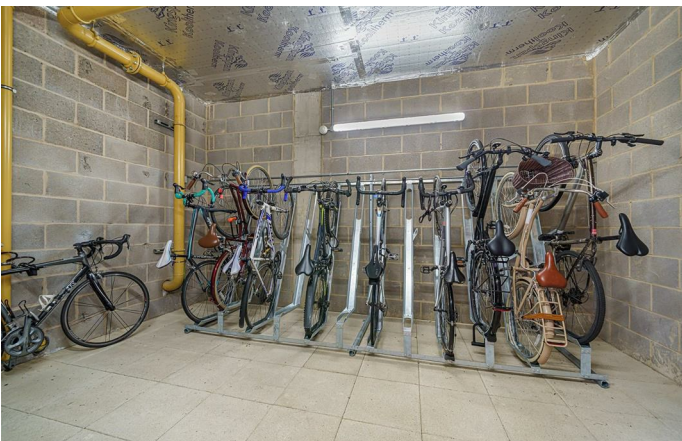
### Features

- Two double bedrooms
- Two bathrooms
- South-East facing all-season private terrace
- Secure, contemporary building
- Around 900 square feet
- Lift, bike store and resident's garden
- Clapham High Street and amenities a six-minute walk
- Victoria and Northern Lines a short stroll away
- Three parks in walking distance





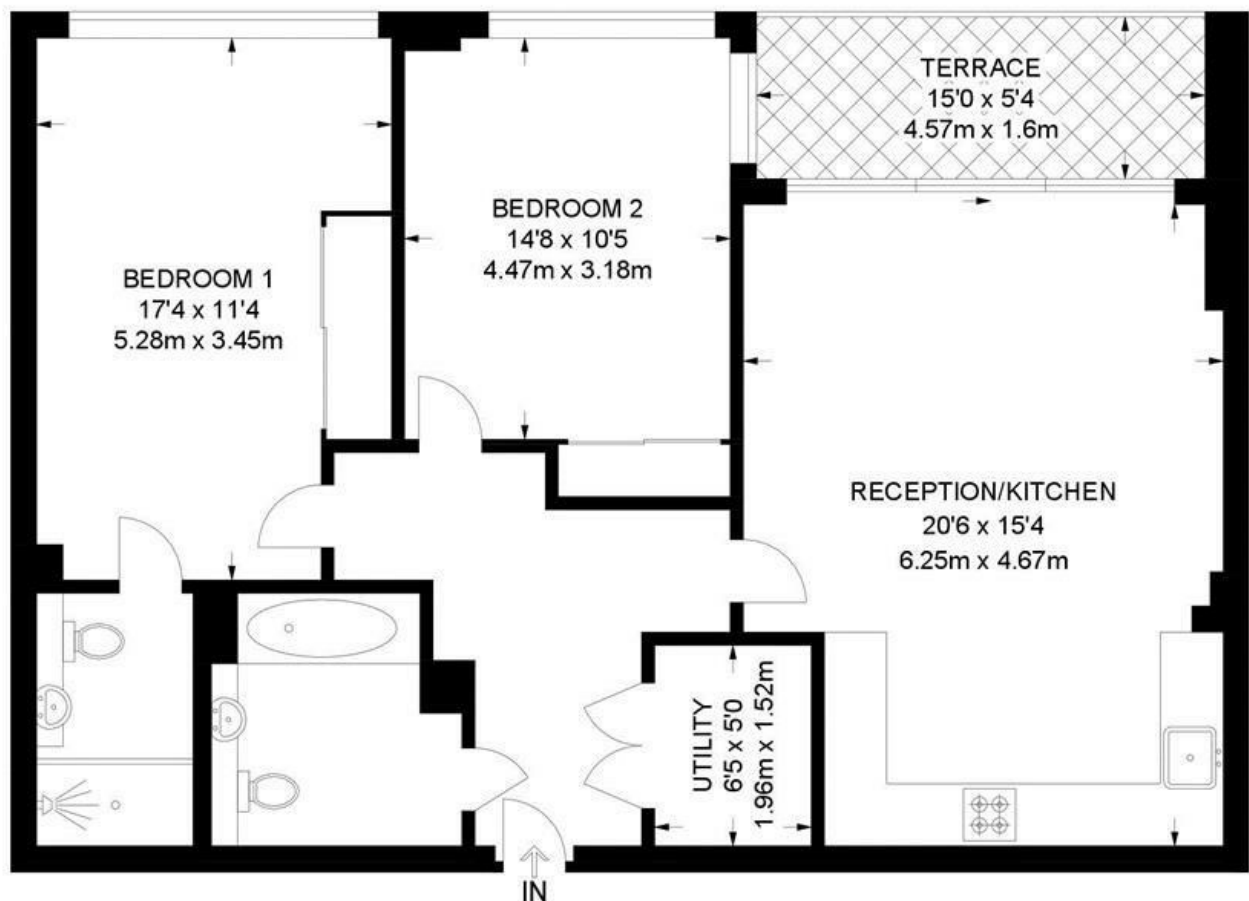




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## Clapham Road, SW9 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **901 SQ FT / 83.7 SQ M**



**THIRD 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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