



## Sandmere Road, Clapham, SW4

2 bedroom flat - conversion for sale

**£485,000**

Share of Freehold

### Property Details

This charming two-bedroom, first-floor apartment occupies a Victorian conversion and features a bright, spacious reception room with high ceilings, cornicing, picture rails, a feature fireplace, and built-in shelving and cabinetry in the alcoves on either side. A bay sash window floods the room with natural light, creating an inviting dining or relaxation area. The kitchen is both stylish and practical, with white cabinetry, sleek work surfaces, a subway tile splashback, integrated appliances, and a window overlooking the street. The principal bedroom at the rear benefits from soundproofing, plush carpeting, shelving, and a frosted sash window, while the adjacent bathroom offers a walk-in rainfall shower, modern vanity, and heated towel rail. The second bedroom is versatile, ideal as a guest room, child's bedroom, or home office. Additional features include built-in storage in the hallway, an efficient Worcester boiler, fibre-optic broadband, well-maintained communal areas.

### Features

- Two bedrooms
- Victorian conversion
- Double glazing throughout
- Additional built-in storage in the hallway
- Desirable neighbourly street
- Amenities in every direction
- Clapham High Street just a six-minute walk
- Central Brixton a ten-minute stroll
- Northern and Victoria tube lines
- Share of freehold

Council tax band C

EPC rating C (69)

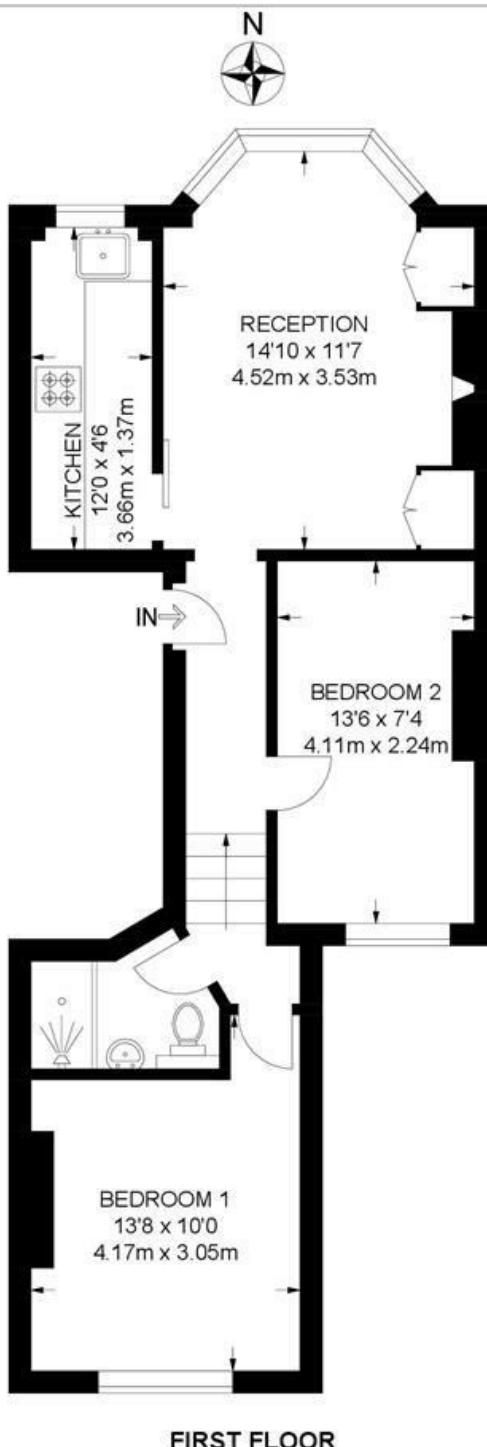


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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **528 SQ FT / 49 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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