



**Santley Street, Clapham, SW4**

2 bedroom flat - conversion for sale

**£600,000**

Share of Freehold

## Property Details

A beautiful split-level two bedroom apartment plus a study/small bedroom, arranged over the first and second floors of a handsome Victorian terrace., offering nearly 800 square feet of stylish living space. Refurbished in January 2022, everything was stripped down and replaced (except the boiler), a new kitchen, bathroom and flooring were added throughout, plus roof repairs, new gutters, repairing and decorating the house entrance. The separate reception room spans the full width of the building, bathed in natural light through multiple sash windows, with high ceilings and a feature fireplace adding character. Generous proportions allow ample space for both dining and relaxing. Adjacent, the shaker-style kitchen is finished in elegant blue tones with white worktops and tiling, offering plentiful storage and integrated appliances. Subject to permissions, the reception and kitchen could be opened into one impressive entertaining space. The bedrooms are quietly positioned to the rear. Two generous doubles sit on separate floors, each with leafy views, fireplaces and fitted wardrobes, plus a versatile third room ideal as a study or small bedroom, or second bathroom. A contemporary bathroom completes the home.

Council tax band D    EPC rating C (76)

## Features

- Two double bedrooms plus a study/small bedroom
- Split level Victorian conversion
- Almost 800 square feet
- Bright and airy ambience
- Refurbished during current ownership
- Quiet residential street
- Equal distance to Brixton and Clapham High Streets
- Fantastic choice of amenities in every direction
- Victoria and Northern tube lines
- Share of freehold



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### Santley Street, SW4

2 Bedroom Flat with a Study/Small Bedroom

APPROXIMATE GROSS INTERNAL AREA: 775 SQ FT / 72 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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