



**Sandmere Road, Clapham, SW4**

**£575,000**

1 bedroom flat - conversion for sale

Share of Freehold

## Property Details

A charming one-bedroom garden flat with a separate study, set within an attractive Victorian conversion. Beautifully refurbished throughout, the property blends period proportions with stylish contemporary finishes, including sleek herringbone flooring across the ground floor. Damp proofing completed within the last four years offers added peace of mind. The bright reception room features a bay window with plantation shutters, high ceilings, and a feature fireplace. To the rear, the modern kitchen boasts matt cabinetry, integrated appliances, a boiling water tap, dishwasher, and wine fridge, with direct access to the private south-facing garden. The spacious bedroom enjoys garden access and air conditioning, while the downstairs provides a contemporary bathroom and utility area with underfloor heating. Beyond the kitchen, a separate study offers excellent flexibility as a home office, studio, dressing room, or guest space. Stylish, practical, and surprisingly spacious, this is an exceptional home with valuable outdoor space.

## Features

- One double bedroom
- Separate study
- Private south-facing garden
- Victorian conversion
- 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 D (64)



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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **644 SQ FT / 59.8 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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