



**Santley Street, Clapham, SW4**

**£499,950**

1 bedroom flat - conversion for sale

Share of Freehold

## Property Details

A beautifully-presented Victorian one double bedroom flat with a cellar and a private garden. The property has a lovely Victorian facade is nestled on Santley Street, a road which is highly sought after for its character, feel and proximity to both Clapham (ten-minute walk) and Brixton (nine-minute walk). The property comprises a comfortable double bedroom situated at the back of the building over-looking the garden, with built-in wardrobes and dual-aspect window making the room bright and airy, the bathroom is modern, attractive and functional. The living room is a fantastic entertaining space with ample room to relax, the wooden flooring, shutters and bay window all contribute to confirm that this bright and airy space will be used on a regular basis. The folding doors allow a seamless flow in-between the reception room and large kitchen, the kitchen has plenty of cupboard and worktop space with direct access to the garden. The secluded private garden is a great selling point, with the newly laid paving you can enjoy the daytime sun without being overlooked by neighbours. The basement provides a handy storage solution for all the clutter purchasers accumulate.

## Features

- One double bedroom
- Victorian conversion
- Characterful features
- Comfortable internal square footage
- Cellar for additional storage and utility area
- Sought-after residential street equidistant to Clapham and Brixton High Streets
- Access to the Northern and Victoria tube lines
- Short stroll to the Overground at Clapham High Street Station
- Walking distance to Brockwell Park and Clapham Common
- Share of freehold

Council tax band

EPC rating C (72)





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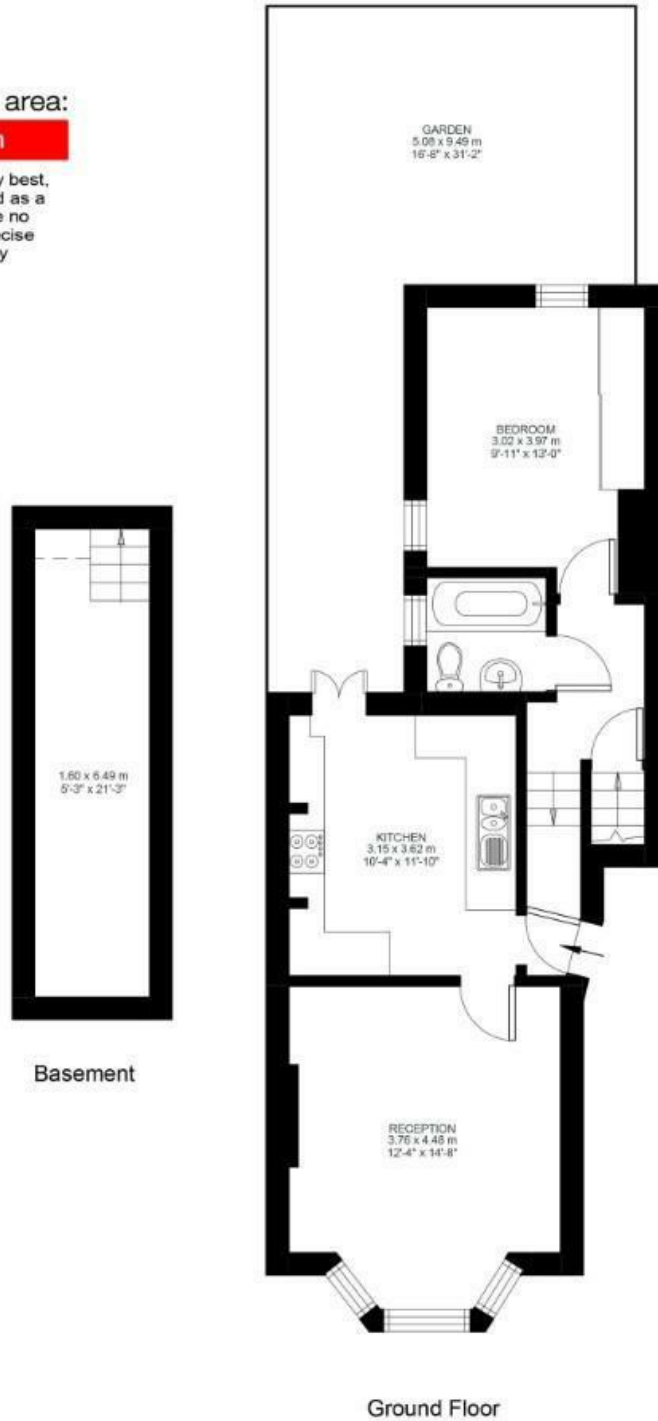
## 1 Bed Flat

Approx internal area:

**648 sqft 60 sqm**

While we do 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

Santley Street





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