



## Hubert Grove, Clapham, SW9

3 bedroom flat - conversion for sale

£699,950

Share of Freehold

### Property Details

This split-level apartment is securely tucked away on the upper floors of a handsome Victorian terraced house on the ideally-located Hubert Grove. With 1216 square feet on offer, this apartment rivals the square footage of many houses in the area, of which a much higher premium would be paid to obtain so much space. Three well-proportioned doubles reside on the first floor. The largest spans the entire width of the property and is flooded with natural light thanks to the large bay window. Ample built-in storage and endearing character are on offer throughout. The second and third bedrooms, both good sizes, peacefully overlook the rear of the property, one benefitting from a Juliet balcony and are separated by a modern family bathroom, complete with a bath tub and separate walk-in shower. On the top floor, a sleek and modern kitchen with enough space to dine and lit beautifully by multiple sky lights. A convenient WC and a stylish living area, also flooded with light from more skylights, plus a balcony that allows fresh air to breeze through the room. An ideal flat that will appeal to a wide range of purchasers, not just for its charm, style and size but also its close proximity to all that Clapham and Brixton have to offer.

Council tax band C      EPC rating C (73)

### Features

- Three double bedrooms
- Victorian conversion
- Over 1200 square feet of internal living space
- Split over various floors
- Northern, Victoria Line and Clapham High Street station in easy reach
- Local amenities in minutes
- Walking distance to Clapham, Stockwell and Brixton
- Chain Free
- Share of freehold





### 3 Bedroom Flat

Approx internal area:

**1216 sqft 113 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

## Hubert Grove



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