



**Kings Avenue, Clapham, SW4**

2 bedroom flat - purpose built for sale

**£475,000**

Share of Freehold

## Property Details

Over 710 square feet of internal space is well-distributed throughout this attractive flat, two comfortable double bedrooms with ample room for storage. The reception is sure to be the heart of the home; an attractive room with double aspect, large South and West facing windows that flood the space with light and a cosy fireplace. A contemporary integrated kitchen follows on, well equipped with plenty of storage options and surface space, perfect for even the most passionate of home cooks. The two spacious bedrooms are tucked peacefully to the other side of the flat away from the entertaining space and the flat is completed by an inviting and modern family-sized bathroom. The block is well cared for and offers a pleasant community feel, it has been recently renovated including new windows throughout and a new lift has been installed.

Council tax band D    EPC rating C (69)

## Features

- Two double bedrooms
- 714 square feet of internal space
- Purpose built period mansion block
- Large communal garden
- Bright and airy throughout
- Recently installed lift
- Ideal location within minutes of Clapham and Brixton
- Abbeville Village and Brockwell Park
- Northern & Victoria line in minutes

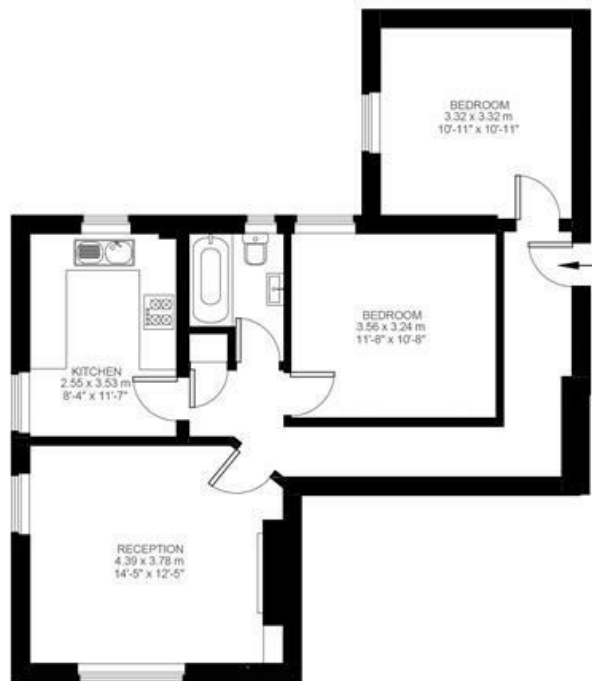


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**2 Bedroom Flat**

Approximate internal area: **714 sqft 66 sqm**



Second Floor



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.

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