



Light and airy one bedroom flat on a quiet residential road close to Clapham South tube station.

Lysias Road, London, SW12

£400,000 Leasehold



Open plan kitchen/reception • Spacious double bedroom •
Period conversion • Close to Clapham Common • Light and airy
throughout

Local Information

Lysias Road is a quiet street close to Clapham Common and all its wonderful recreational facilities i.e. tennis courts, bowling green and café. The area has excellent shopping with Waitrose close by and also the Northcote Road with its eclectic mix of shops, bars and restaurants. The transport connections are good from both Clapham South Underground station and Wandsworth Common mainline station.

About this property

Arranged over the second floor of a well-presented terrace house is this light and airy one bedroom flat boasting over 400 sq. ft. of living and entertaining space.

As you enter the property you are welcome to the left by the spacious open-plan kitchen/reception with several skylights allowing natural light to fill the space, and several built-in cupboards along one wall. To the right of the entrance is the double bedroom with built-in storage units and the modern bathroom complete with a built-in bath and overhead shower.

Tenure

Leasehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.
Telephone: +44 (0) 20 8673 4111.





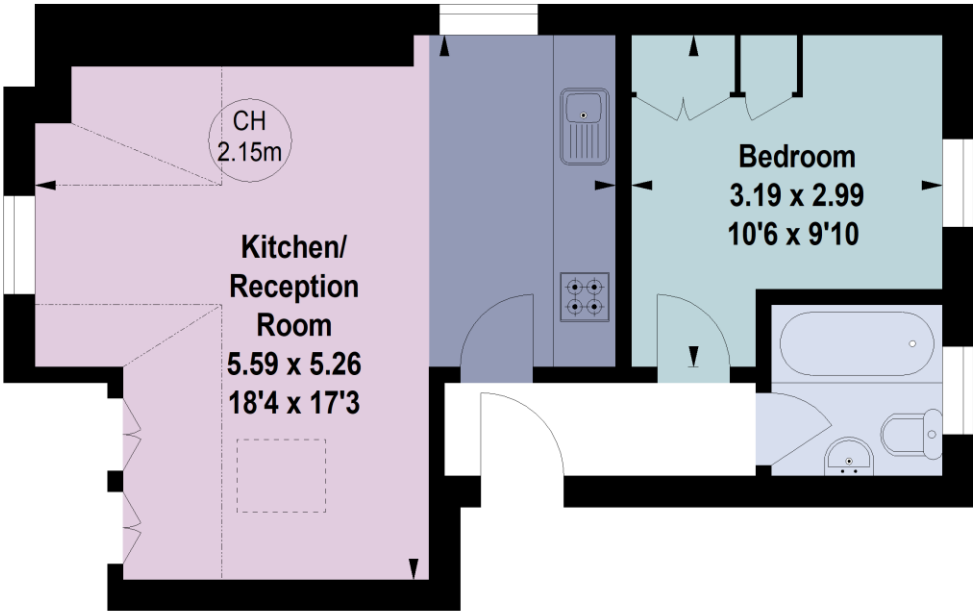
Lysias Road, London, SW12
Gross Internal Area 409 sq. ft.

Adam Camplin
Clapham
+44 (0) 20 8673 4111
adam.camplin@savills.com

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Lysias Road, SW12
Gross internal area (approx)
38.00 sq m 409 sqft

Key :
CH - Ceiling Height



Second Floor
For Identification Only. Not To Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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