



A stylish two bedroom flat with a roof terrace

St. Luke's Avenue, London, SW4

£1,100,000 Leasehold (241 years remaining)



A stylish and highly desirable development • Concierge service and two lifts • Roof terrace offering exceptional views across London • Moments from Clapham Common • Close to the amenities of Clapham High Street

Local Information

St. Luke's Avenue is a highly sought after road, ideally situated for access to the fashionable shops, bars and restaurants that Clapham Old Town and Clapham High Street has to offer. The beautiful spaces of Clapham Common, provide over 200 acres of beautiful green open space including three ponds and various sporting amenities are also nearby.

For transport, Clapham Common and Clapham North Underground stations are a short walk away offering Northern Line services into the City and West end. Clapham High Street Overground Station is also nearby.

About this property

This stunning apartment is situated on the fifth floor of the award winning development, benefiting from an expansive roof terrace, providing exceptional views across London and beyond.

The apartment features a fantastic open plan reception room/kitchen complete with hard wood flooring and double doors opening out onto the terrace. The kitchen is contemporary and finished with Siemens appliances and a breakfast bar. To the front of the property are two good size double bedrooms, the master bathroom is en suite & completing the accommodation is a luxurious

second (en suite) Jack & Jill bathroom both with Villeroy & Boch fixtures.

Tenure

Leasehold (241 years remaining)

Local Authority

London Borough of Lambeth

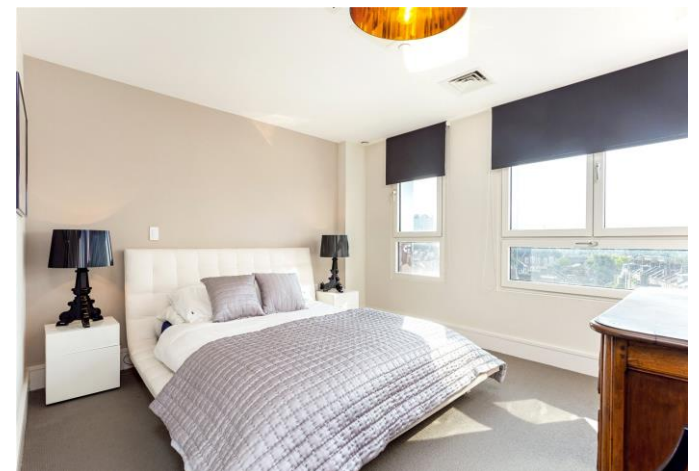
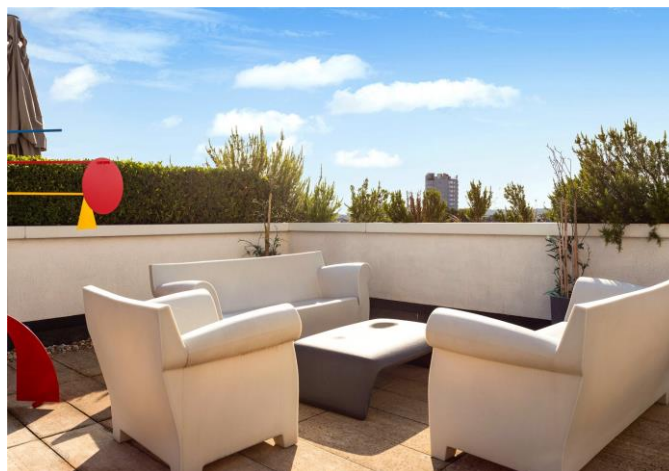
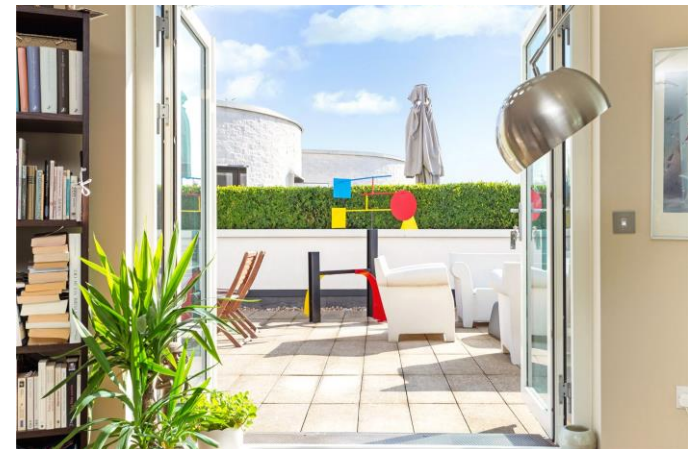
Energy Performance

EPC Rating = C

Viewing

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

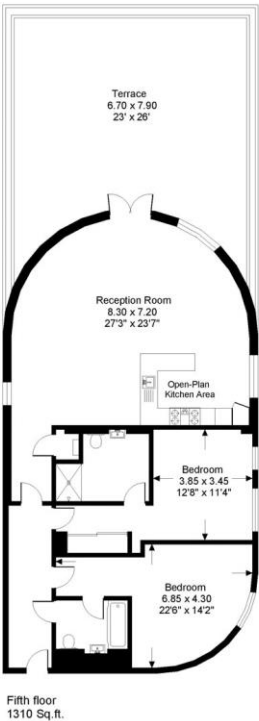




St. Luke's Avenue, London, SW4
Gross Internal Area 1310 sq ft, 121.7 m²

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St Luke's Avenue, SW4
Gross internal area (approx.):
121.7 sq.m. (1310 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(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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