



An immaculate two bedroom flat with a private garden
and ample entertaining space.

Honeybrook Road, London, SW12

£650,000 Share of Freehold

savills

Two double bedrooms • Light and spacious reception room • A well-landscaped private garden • Scope to extend with planning permission approved • Ideally located for the local amenities and transport links • Superb transport links nearby, with Clapham South station offering underground services into the City

Local Information

Honeybrook Road is a tree lined residential road which runs off Cavendish Road and is ideally situated to benefit from the green open spaces and recreational facilities of Clapham Common.

The excellent shops, wine bars and restaurants on Abbeville Road are close by as well as the larger supermarkets.

There are excellent transport links from Clapham South underground station, which offers Northern line services into the City and West End.

There are a good selection of state and private schools in the area.

About this property

A bright and beautiful two bedroom flat with a private garden and consent to extend.

Situated on the ground floor, this impressive flat, boasts two spacious bedrooms, kitchen and a bright and spacious reception room to the front.

The reception room boasts ample living space as well as a large bay window which floods the room with natural light. The kitchen is equipped with modern appliances and has access into the very large, private garden with landscaped patio area, perfect for

alfresco dining. The property also benefits from approved planning permission to extend to the side and rear.

The two large double bedrooms are located off the hallway along with the family bathroom. Both bedrooms over look the garden and provide plenty of natural light.

The house further benefits from a cellar.

Tenure

Share of Freehold

Local Authority

Lambeth Council

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.





Honeybrook Road, London, SW12
Gross Internal Area 738 sq ft, 68.6 m²



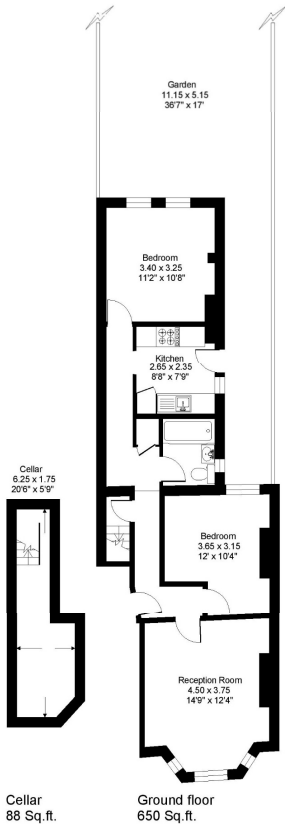
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For identification purposes only. Not to scale.
Floorplanners ©



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