



A modern two bedroom flat with a private roof terrace.

Sandmere Road, London, SW4

Leasehold

savills

**Two bedrooms with excellent storage space**

**Light and spacious kitchen and reception room**

**A stunning roof terrace which gets the summer sun all day**

**Close to the local amenities of Clapham High Street**

**Transport links are excellent from Clapham North**



### **Local Information**

Sandmere Road is located just off Bedford Road, close to the fashionable shops, bars and restaurants of both Clapham High Street and Brixton Hill.

Transport links are excellent with Clapham North (Northern Line) and Brixton underground station (Victoria Line) nearby.

**Tenure:** Leasehold

**Local Authority:** Lambeth

**Energy Performance:** EPC Rating = E

**Viewing:** Strictly by arrangement with Savills.





## About this property

This wonderful flat boasts two bedrooms, a stunning roof terrace and generous entertaining space.

Set across the second floor, the reception room offers flexible space for entertaining and the kitchen is to the rear of the room. The kitchen itself includes a range of modern units, integrated appliances and the room is flooded with natural light from the large windows.

the accommodation. There is extensive storage throughout the apartment, including two loft spaces.

To the rear of the property is the stunning roof terrace which catches the sun all day in the Summer months.

**\*\*We wish to inform prospective buyers of this property that the seller is an employee of Savills.**



The principal bedroom is off the hallway and features built-in storage space. The second bedroom is an ideal space for home working or a nursery. The family bathroom, to the rear of the property, completes

# Sandmere Road, SW12

Gross internal area (approx.):  
 50.2 sq.m. (541 sq.ft.)  
 Plus external area 11.8 sq.m. (127 sq.ft.)  
 For identification purposes only. Not to scale.  
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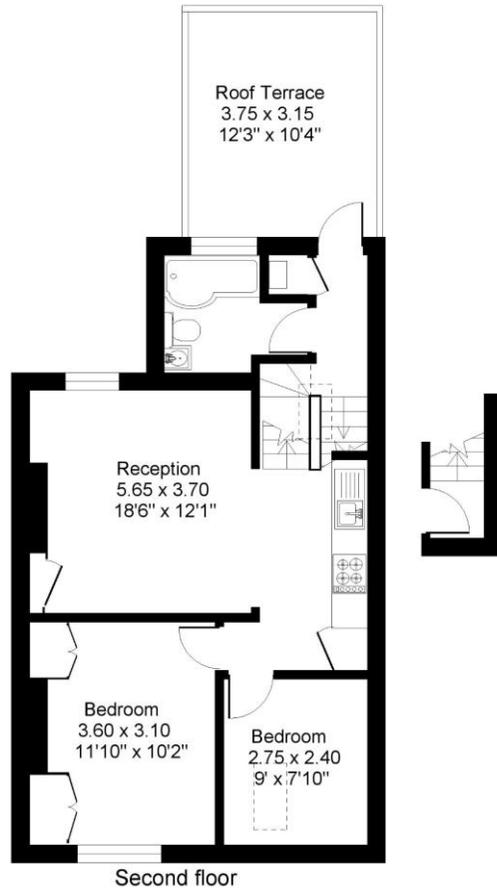


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**David Stafford**  
 Clapham  
**+44 (0) 20 8673 4111**  
 David.stafford@savills.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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