



## A garden flat by Clapham Common with a studio room

**Victoria Rise, London, SW4**

Share of Freehold



Reception room • Kitchen • One bedroom • One bathroom • Garden • Studio room • Private entrance

**Local information**

Victoria Rise runs between Clapham Common Northside and Wandsworth Road, the green open spaces and amenities of Clapham Common are at the end of the road. The array of amenities on Wandsworth Road, Lavender Hill and in Clapham Old Town are also nearby.

For transport Clapham Common Underground (Northern line) 10 minutes' walk away. Wandsworth Town, Clapham Junction and Queenstown Road Overground Stations are also close by.

**About this property**

Upon entering this immaculate apartment through your own entrance, to your left the reception room is located with a large bay window allowing natural light to fill the room. A large fireplace creates a warm and homely feel to the room and there is also space for a large dining table.

Towards the rear of the property the double bedroom is located with built in storage and allows access out to the garden. The modern bathroom is located nearby with a joint shower and bath. The kitchen is fully equipped with integrated appliances and also allows access out to the private garden. Within the garden the studio room is located, which has a great seating area, perfect for entertaining.

**Tenure**

Share of Freehold

**Local Authority**

London Borough of Lambeth

EPC rating = D

**Viewing**

Strictly by appointment with Savills





**Victoria Rise, London, SW4**  
**Gross internal area (approx)** 829 sq. ft.

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**Victoria Rise, SW4**  
 Gross internal area (approx.):  
 58.4 sq.m. (629 sq.ft.)  
 Plus studio 15.8 sq.m. (170 sq.ft.)  
 For identification purposes only. Not to scale.  
 Floorplanners ©



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(39-54) <b>E</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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