



A stylish apartment benefitting from a large private balcony

Wingate Square, London, SW4

£1,295,000 Leasehold



Reception room • Open plan kitchen • Dining room • Two double bedrooms • Two en suite bathrooms • An additional WC • Large private terrace • 24/7 porter • Dedicated underground parking

Local Information

Situated in the heart of Clapham Old Town, Wingate Square is ideally situated for access to the fashionable shops, bars and restaurants that Clapham Old Town has to offer. There are also many schools of good repute locally.

Clapham Common is also moments away, providing over 200 acres of beautiful green open spaces including three ponds and various sporting amenities.

For transport, Clapham Common Underground Station is a short walk away offering Northern Line services into the City and West end. Clapham High Street Overground Station is also nearby, providing routes into Clapham Junction and Canada Water.

About this property

This exceptional apartment has been finished to an exacting standard throughout and benefits from a sizeable private roof terrace, perfect for al-fresco dining.

The property features an open plan reception room/kitchen complete with wooden floors and sliding doors opening out onto the roof terrace, allowing for the room to be filled with an abundance of natural light.

The kitchen is fully equipped with high-end appliances and has a centre island/breakfast bar. Adjacent to the reception room is the dining room, also benefitting from a door allowing direct access onto the terrace as well as allowing natural light to fill the room.

Bedroom accommodation comprises two double bedrooms, both benefitting from en-suite bathrooms and a generous amount of built in wardrobe space. An additional WC is located nearby.

This property further benefits from aircon throughout, a 24/7 porter and dedicated underground parking.

Tenure

Leasehold (987 years remaining)

Local Authority

Lambeth

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Office. Telephone: +44 (0) 20 3428 2222.





Wingate Square, London, SW4
Gross Internal Area 1166 sq ft, 108.3 m²

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Wingate Square, SW4
Gross internal area (approx) 108.32 sq m / 1166 sq ft



Key :
CH - Ceiling Height



Fourth 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	79	79
(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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