



A fantastic two bedroom first floor flat, moments away from Clapham Common.

Wingate Square, London, SW4

Guide Price £750,000 Leasehold (Lease Expiry June 2134)

savills

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.

Clapham Common is also moments away (approximately 121 ft), providing over 200 acres of beautiful green open spaces including three ponds and various sporting amenities.

For transport, Clapham Common Underground Station is approximately 0.2 miles away offering Northern Line services into the City and West end. Clapham High Street Overground Station is also nearby (approximately 0.6 miles away) , providing routes into Clapham Junction and Canada Water.

There is an excellent selection of schools in the area in both the state and private sector, for example Clapham Manor primary school and Eaton House.

About this property

Located moments from the open expanse of Clapham Common is this fantastic two bedroom flat.

The flat boasts a bright and spacious open plan kitchen/reception room. The kitchen is fitted with built-in units, integrated BOSCH appliances and offers plenty of countertop space. The kitchen opens onto the reception room which provides space for both a dining table and living room. The room opens onto the superb balcony, perfect for relaxing in the warmer months.

The property benefits from two spacious bedrooms which both benefit from built-in wardrobes. The primary bedroom has an en-suite with both bath and shower. The property is complete with an additional bathroom.

Tenure

Leasehold (Lease Expiry June 2134)

Local Authority

Lambeth

Council Tax

Band = E

Ground Rent

£400 per annum (Reviewed every 25 Years)

Service Charge

£5221.2 per annum

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.

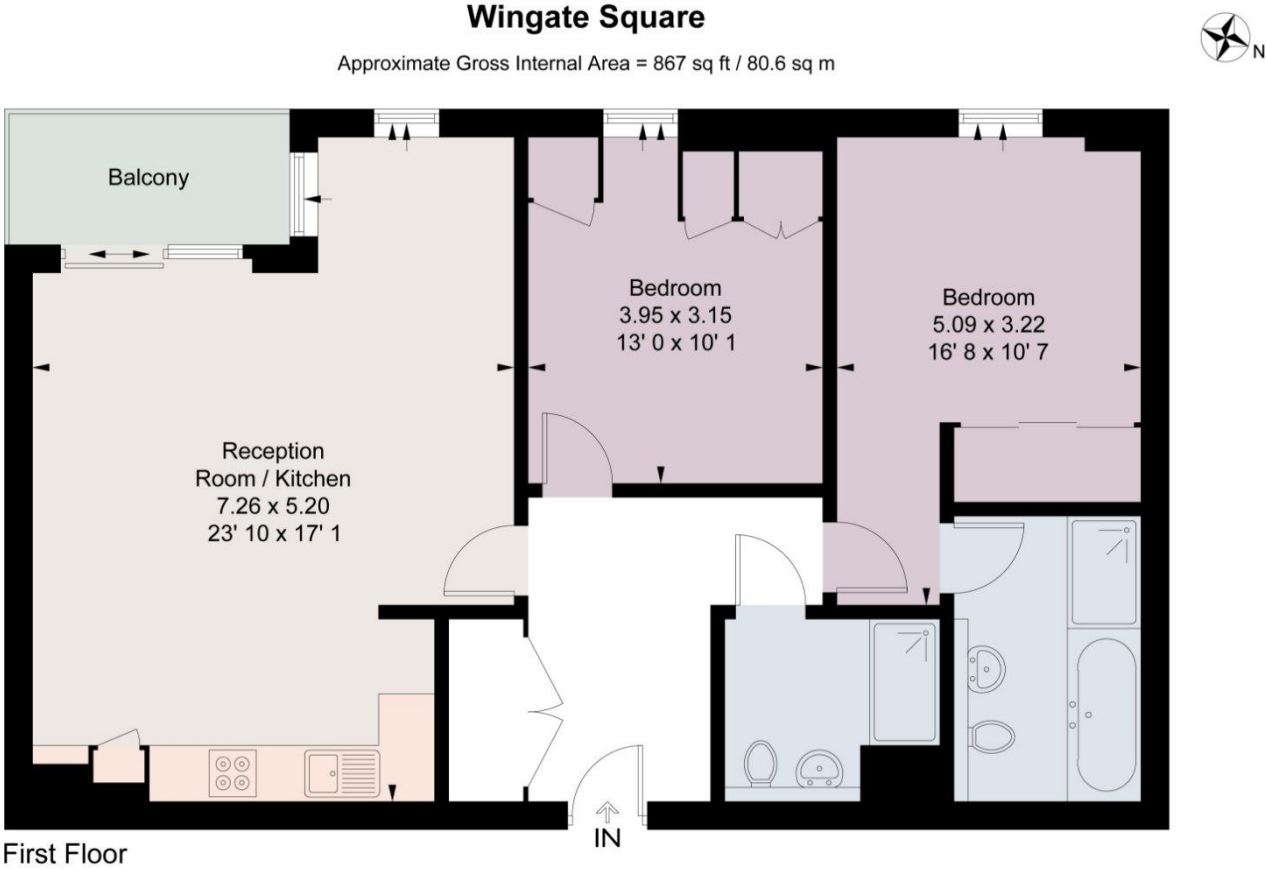





Wingate Square, London, SW4
Gross Internal Area 867 sq ft, 80.5 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(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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