



A spacious three bedroom flat in an excellent location between Clapham Common and Abbeville Road.

Hambalt Road, London, SW4

Guide Price £815,000 Share of Freehold

savills

Reception Room • Kitchen • Three bedrooms • One bathroom

Local Information

Hambalt Road is situated in excellent proximity for the green open expanse of Clapham Common (approximately 0.3 miles away) and close to the amenities of Abbeville Road (approximately 0.2 miles away) including excellent shops and restaurants.

There are good transport connections from both Clapham South station approximately 0.5 miles away and Clapham Common station approximately 0.6 miles away.

About this property

A light and spacious three bedroom flat split over two levels in an excellent location for the open expanse of Clapham Common.

The property benefitted from a complete 'bare brick' refurbishment in 2015, including internal remodeling as well as refitting of the kitchen and bathroom, and complete replacement of all plumbing, wiring and radiators.

The first floor boasts a spacious reception room to the front which is flooded with natural light from the bay window. It comprises wooden flooring throughout, built-in shelving and an abundance of space for both relaxing and entertaining. The stunning kitchen is located to the rear of this floor and features built-in units, integrated Siemens appliances and ample of countertop space. There is a double bedroom on

this floor along with a modern bathroom with shower.

An additional two bedrooms are located on the second floor with one providing space for a double bed.

Tenure

Share of Freehold

Local Authority

Lambeth

Council Tax

Band = E

Ground Rent

£0 per annum

Service Charge

£0 per annum

Energy Performance

EPC Rating = E

Viewing

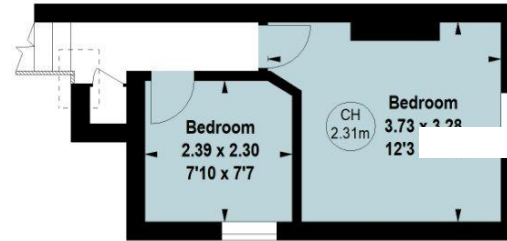
All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Office. Telephone: +44 (0) 20 3428 2222.



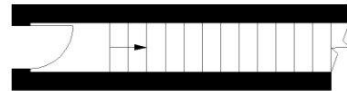
Hambalt Road, SW4
 Gross internal area (approx) 87.33 sq m / 940 sq ft



Key :
 CH - Ceiling Height



Second Floor




Ground Floor



First 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		
(55-68) D		64
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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