



A fantastic two bedroom flat with off-street parking.

Clarendon Court, Kings Avenue, London, SW4

Guide Price £685,000 Share of Freehold



Kitchen/reception room • Two bedrooms • Two bathroom •
Patio • Communal gardens • Off-street parking

Local Information

King's Avenue is conveniently located for access to the amenities of Abbeville Village and the vibrant Brixton. The green open space of Clapham Common are also in excellent proximity being approximately 0.8 miles away.

Local transport links include Clapham Common station approximately 0.8 miles away and Clapham North station also approximately 0.8 miles away. Both providing access into central London via the Northern and Victoria Lines.

The property is in excellent proximity to a bus stop (approximately 367 ft away) with buses regularly going to Clapham Common and Brixton tube within approximately 10 minutes.

About this property

A fantastic two bedroom flat with off-street parking in a desirable location.

The property boasts a bright and spacious kitchen/reception room to the front which benefits from a bay window, wooden flooring and offers an abundance of space, perfect for entertaining. The kitchen is situated to the rear of the room and boasts built in wooden units, integrated appliances and provides space for a dining table.

The principal bedroom is located to the rear of the property and comprises built-in wardrobes, a stunning en-suite with shower and French doors that open on to the

patio. There is an additional double bedroom at the front of the property which also boasts built-in wardrobes. A further bathroom with bath is located just off the principal bedroom.

The over 15 ft patio offers a brilliant outdoor space, excellent for al fresco dining in the warmer months.

The property also benefits from communal gardens.

We have been told this property has no cladding.

Tenure

Share of Freehold

Local Authority

Lambeth

Council Tax

Band = E

Ground Rent

£NIL

Service Charge

£1100

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.



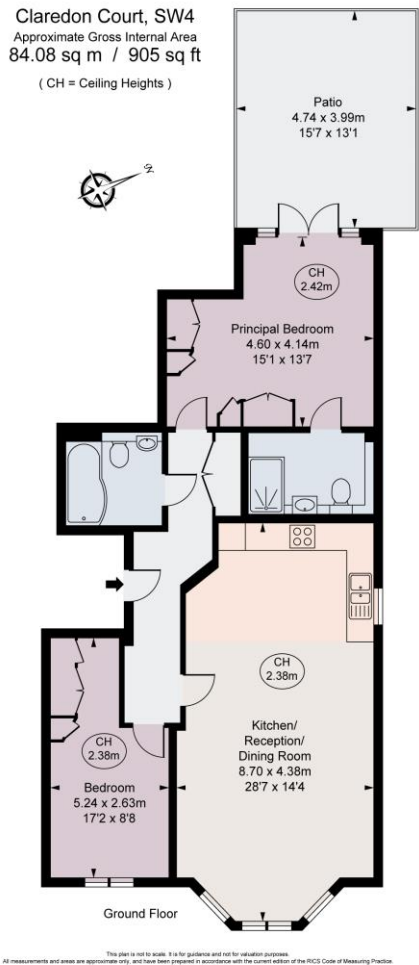


Clarendon Court, 66 Kings Avenue, London, SW4
Gross Internal Area 905 sq ft, 84.1 m²

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	76	77
(81-91)	B		
(69-80)	C		
(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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