



## Two bedroom flat close to Clapham Old Town with its own balcony

Elmhurst Mansions, Edgeley Road, London, SW4

£595,000 Leasehold



Two bedrooms • One bathroom • Balcony • Nearby Clapham Old Town • Fantastic local amenities nearby • Close to superb transport links

### Local Information

Edgeley Road is situated close to Clapham Old Town with its wide range of shops, restaurants and wine bars. Not to mention the pretty Clapham Old Town Pavement area with a Little Waitrose, Gails Bakery and Clapham Picturehouse.

Transport links are excellent with Wandsworth Road offering convenient access to the Overground line and direct services into Canary Wharf. Clapham North Underground Station provides Northern Line services into The City and the West End.

Clapham High Street mainline station is also nearby. The area is well connected by local bus routes and there are many schools situated within close proximity.

### About this property

This charming two bedroom flat is situated on the first floor, the sizeable reception room is located to your right with wonderful free standing shelving, perfect for extra storage. There is an original Victorian fireplace, creating a warm and homely feel to it and a large bay window allowing natural light to fill the room.

The primary double bedroom is placed nearby with a fireplace and space for a desk. The bathroom is located next door with a joint shower and bath.

Towards the rear of the property is the kitchen/dining room which has fully integrated appliances, plenty of built in storage and space for a dining table. The kitchen allows access to the second double bedroom and the utility room that leads through to the terrace with a seating area, perfect for relaxing in the summer.

### Tenure

Leasehold

### Local Authority

Lambeth

### Energy Performance

EPC Rating = D

### Viewing

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





**Elmhurst Mansions, Edgeley Road, London, SW4**  
**Gross Internal Area** 675 sq ft, 62.7 m<sup>2</sup>

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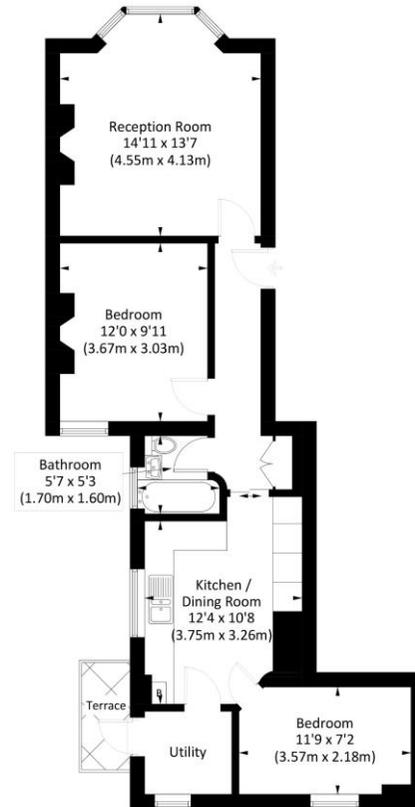


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**ELMHURST MANSIONS, SW4**

Approx. gross internal area 675 Sq Ft. / 62.7 Sq M



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID714001)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	79
(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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