



An immaculate two bedroom flat with a large private garden

Mandalay Road, London, SW4

£825,000 Leasehold (144 years remaining)



Immaculate two bedroom flat • Own front door • Private garden
• Fantastic local amenities nearby • Close to superb transport links

Local Information

Mandalay Road is situated on the South side of Clapham Common and is conveniently located for access to the charming shops, wine bars and restaurants that Abbeville Road has to offer.

For transport both Clapham South and Clapham Common underground Stations are close by offering Northern Line services into The City and West End. The area is well connected by a number of bus routes as well as being renowned for its wide selection of local schools.

About this property

This fantastic two bedroom flat in an enviable and quiet location benefits from its own front door and a large private garden. Upon entering, a generous and welcoming reception room is found to your left, with a period working fireplace, built in storage and a comfy seating area creating a warm and homely feel to it.

The primary double bedroom has plenty of built in storage and a window overlooking the private garden, allowing the room to be filled with an abundance of light. The family bathroom is nearby with a joint shower and bath.

The kitchen has fully integrated appliances, built in storage and allows direct access to the private and sizeable garden, perfect for relaxing and entertaining.

The bright and spacious dining room is located just off the kitchen. The second double bedroom is situated to the rear of the property also with a large window overlooking the garden.

Tenure

Leasehold (144 years remaining)

Local Authority

Lambeth Council

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.





Mandalay Road, London, SW4
Gross Internal Area 773 sq ft, 71.8 m²


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MANDALAY ROAD, SW4

Approx. gross internal area 773 Sq Ft. / 71.8 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(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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