



One bedroom flat overlooking the open expanses of Clapham Common

Brook House, Clapham Common South Side, London, SW4

£475,000 Share of Freehold



Wonderful one bedroom flat • Light and airy • Overlooking Clapham Common • Close to superb transport links • Nearby fantastic local amenities • Nearby Clapham Old Town

Local Information

Overlooking the expanses of Clapham Common, this flat is well located for the best selection of shops, bars and restaurants in the area and nearby Clapham Old Town. There are many schools of good repute locally.

There are excellent transport links, with Clapham South and Clapham Common stations, offering Northern line routes to the City and Balham overground station. Which would take you directly to Victoria and Clapham Junction.

About this property

Located on the first floor if this wonderful one bedroom flat overlooking Clapham Common.

As you enter the property, on the right hand side is the commodious double bedroom, benefitting from built in storage space and wardrobes. The modern bathroom is located nearby with a joint shower and bath.

Adjacent to the bathroom is the kitchen featuring in array of integrated appliances and plenty of built in storage. The sizeable reception room benefits from built in shelving and two large windows allowing the room to be filled with natural light, completing the property.

Tenure

Share of Freehold

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.



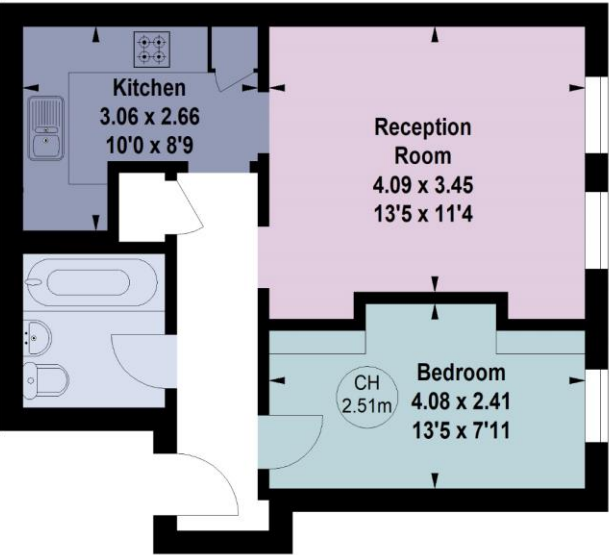


Brook House, Clapham Common South Side, London, SW4
Gross Internal Area 456 sq ft, 42.4 m²

Brook House,
Clapham Common South Side, SW4

Gross internal area (approx) 42.36 sq m / 456 sq ft

Key :
CH - Ceiling Height



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	79
(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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