



An immaculate three bedroom flat with incredible views and a roof terrace.

Clapham Common North Side, London, SW4

£1,250,000 Leasehold



Reception Room • Kitchen • Three Bedrooms • Two Bathrooms
• Roof Terrace

Local Information

Clapham Common North Side runs parallel to the open expanses of Clapham Common with its tennis courts, bowling green, cricket nets and café. The property is also ideally located for access to the charming shops, cafes and restaurants located on Battersea Rise, Northcote Road and Clapham Old Town.

For transport, Clapham Common Underground Station (Northern Line) is approximately 0.8 miles away and offers services into the City and West End. Clapham Junction Station, is approximately 0.7 miles away and also provides services into London Victoria and London Waterloo.

The area further benefits from an excellent selection of schools both in the state and private sector.

About this property

An immaculately presented three bedroom flat, with an excellent roof terrace and far reaching views of London skyline and Clapham Common.

The flat is arranged over two floors. The second floor boasts a generously sized open plan kitchen/reception room. The stunning bespoke kitchen is fitted with built-in shaker style units, integrated appliances and a breakfast bar. The kitchen opens onto the bright and spacious reception room which offers a wonderful space to relax, built in shelving, ample of space for a dining table and far reaching views of Clapham Common. This

floor also features a well sized bedroom to the rear and a bathroom.

An additional two bedrooms and bathroom are situated on the third floor. Both bedrooms open onto the bathroom, which hosts both a bath and shower. The bedroom to the rear is of excellent size, features built-in wardrobes and a sliding glass door which provides views of London. This floor also boasts an over 18ft roof terrace to the rear, which offers a wonderful outdoor space to enjoy in the warmer months.

This property has been designed and refurbished to a very high specification. It benefits from under floor heating, in ceiling speakers, remote control blinds in all bedrooms, heated mirrors in the bathrooms and a bathroom TV.

Tenure

Leasehold

Local Authority

Wandsworth

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.





Clapham Common North Side, London, SW4
Gross Internal Area 1298 sq ft, 120.6 m²

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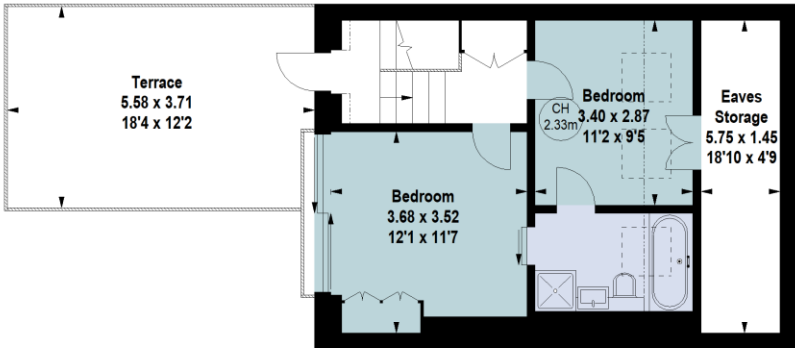


Clapham Common North Side, SW4

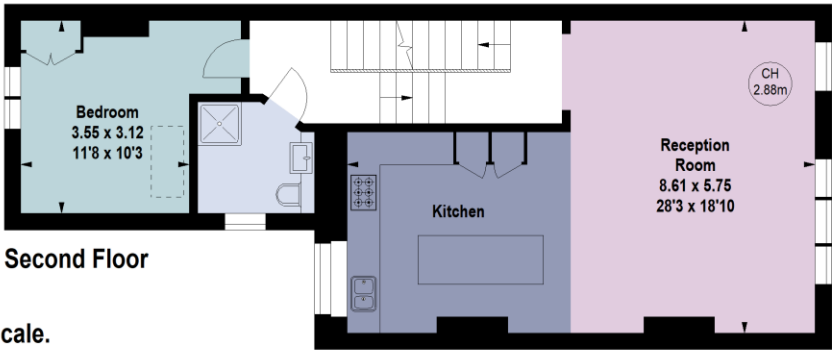
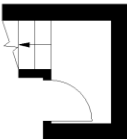
Gross internal area (approx) 120.58 sq m / 1298 sq ft
(Including Eaves Storage)
Eaves Storage 8.36 sq m / 90 sq ft



Key :
CH - Ceiling Height



Third Floor



Second Floor

First Floor
Entrance

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	77	79
(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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