



Stunning split-level two bedroom flat with private garden

Clapham Common West Side, London, SW4

£1,000,000 Leasehold



Located just off Clapham Common • Two bedrooms • Private garden • Modern kitchen • Wood Floors • Split-level

Local Information

Clapham Common West Side is ideally situated to benefit from the open spaces of Clapham Common. The excellent shops, wine bars and restaurants on Northcote Road are also close by.

For transport Clapham South (zone 2) Underground Station, is approximately a 5-7 minute walk away and offers Northern Line services into The City and West End and Clapham Junction Station also provides over ground services into London Victoria and London Waterloo.

The area is also renowned for its many excellent schools, both state and private.

About this property

Located just off Clapham Common West Side is this immaculate two bedroom garden flat.

As you enter the property you are welcomed by the spacious reception room boasting large bay windows filling the room with natural light and a decorative fireplace. Adjacent to this is a double bedroom with built-in storage units and French doors providing direct access to the garden.

Towards the rear of the ground floor is modern kitchen with integrated appliances, wooden floors and enough room for a table and chairs. The bathroom is located behind the kitchen and is complete with a fitted shower/bath. The property further benefits from a large private garden to the rear, with a patio section making it an ideal space for entertaining and al fresco dining.

The lower ground floor hosts a utility room which would be the perfect space for a gym with mirrors along one wall. This room leads into the second bedroom which boasts an abundance of storage space.

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.





Clapham Common West Side, London, SW4
Gross Internal Area 1160 sq ft, 107.8 m²



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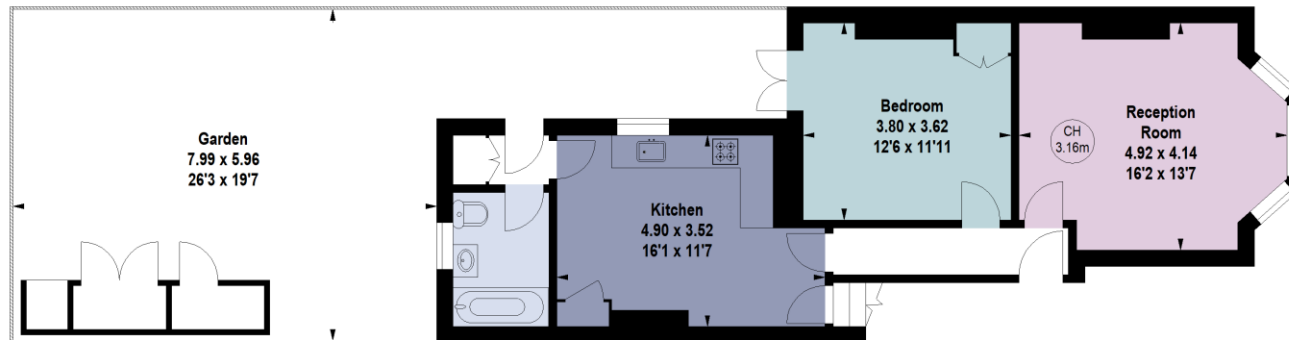
savills.co.uk

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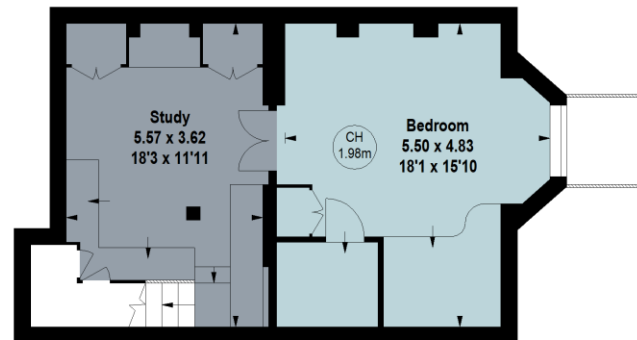
Clapham Common West Side, SW4

Gross internal area (approx) 107.76 sq m / 1160 sq ft

Key :
CH - Ceiling Height



Ground Floor



Lower Ground Floor

For Identification Only. Not To Scale.
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