



Immaculate top floor flat in stunning period building, boasting a private roof terrace with views overlooking Clapham Common.

Clapham Common North Side, London, SW4

£875,000 Leasehold (244 years remaining)



Situated in an ideal location on Clapham Common North Side •
 Two spacious double bedrooms • Natural light throughout •
 Private roof terrace ideal for entertaining • Stunning views
 overlooking Clapham Common

Local Information

Clapham Common North Side runs adjacent to the open expanses of Clapham Common and is a much sought after location due to its close proximity to excellent shops, bars and restaurants in Clapham Old Town as well as on Battersea Rise and Northcote Road.

Clapham Common is the nearest underground transport (approximately 0.6 miles away) with northern line services into the City and West End. Clapham Junction (approximately 1.3 miles away) provides mainline services into Victoria or Waterloo. As well as numerous bus routes.

About this property

Located on the top floor of a stunning period building overlooking Clapham Common sits this light and airy two bedroom flat with approximately 927 sq. ft. of living and entertaining space including a private roof terrace.

The property opens up into a spacious hallway with a built-in storage unit and the first bathroom complete with fitted bath, overhead shower and toilet. To the left is the open-plan kitchen/reception room showcasing two sky lights, wooden floors and enough space for a set of table and chairs. To one side is the modern kitchen,

complete with fully integrated appliances and a cleverly designed kitchen bar.

To the right of the entrance are the two double bedrooms, the larger of which benefiting from an en suite.

The private roof terrace is perfectly laid out to allow for an outdoor seating area, making the space ideal for entertaining and alfresco dining in the warmer months.

The property further benefits from access to stunning, well-kept communal gardens.

Tenure

Leasehold (244 years remaining)

Local Authority

Lambeth

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 1188 sq ft,

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Clapham Common North Side, SW4

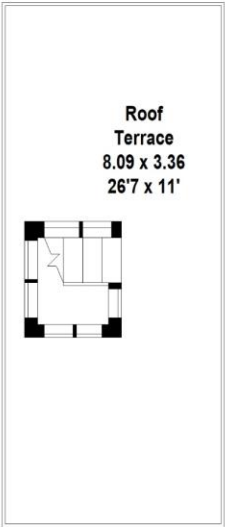
Gross internal area (approx) 110.37 sq m / 1188 sq ft
(Including Roof Terrace)
Roof Terrace 24.25 sq m / 261 sq ft

Key :
CH - Ceiling Height




Fifth Floor

For Identification Only. Not To Scale.
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Sixth Floor

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