



A two bedroom flat with views of Clapham Common and a west facing roof terrace.

Salcombe Gardens, Clapham Common North Side, London, SW4

Offers in excess of £750,000 Share of Freehold (Lease Expiry July 2173)



Reception room • Kitchen • Two double bedrooms • One bathroom • Utility room • Terrace

Local Information

Clapham Common North Side runs parallel to the open expanses of Clapham Common with its tennis courts, a bowling green, cricket nets and café.

The property is 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) offers services into the City and West End and Clapham Junction Station mainline also provides services into London Victoria and London Waterloo.

About this property

A charming two bedroom flat situated in an idyllic location close to Clapham Common.

The property boasts a bright and spacious reception room to the front with views of Clapham Common. The room boasts a decorative fireplace, built-in shelving and a fantastic space to relax.

The kitchen is situated to the rear of the property and hosts built-in units, integrated appliances and a breakfast bar. The room provides access to the utility room which comprises a washing machine and dishwasher. The kitchen also opens onto the terrace which provides an excellent outdoor space to enjoy.

The property is completed with two double bedrooms and a

family bathroom with whirlpool bath and shower. Both bedrooms benefit from built-in wardrobes and decorative fireplaces.

We have been told this property has no cladding.

Tenure

Share of Freehold (Lease Expiry July 2173)

Local Authority

Wandsworth

Council Tax

Band = E

Ground Rent

£0 per annum

Service Charge

To be confirmed (ask agent)

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.





Salcombe Gardens, 57 Clapham Common North Side, London, SW4
Gross Internal Area 966 sq ft, 89.7 m²

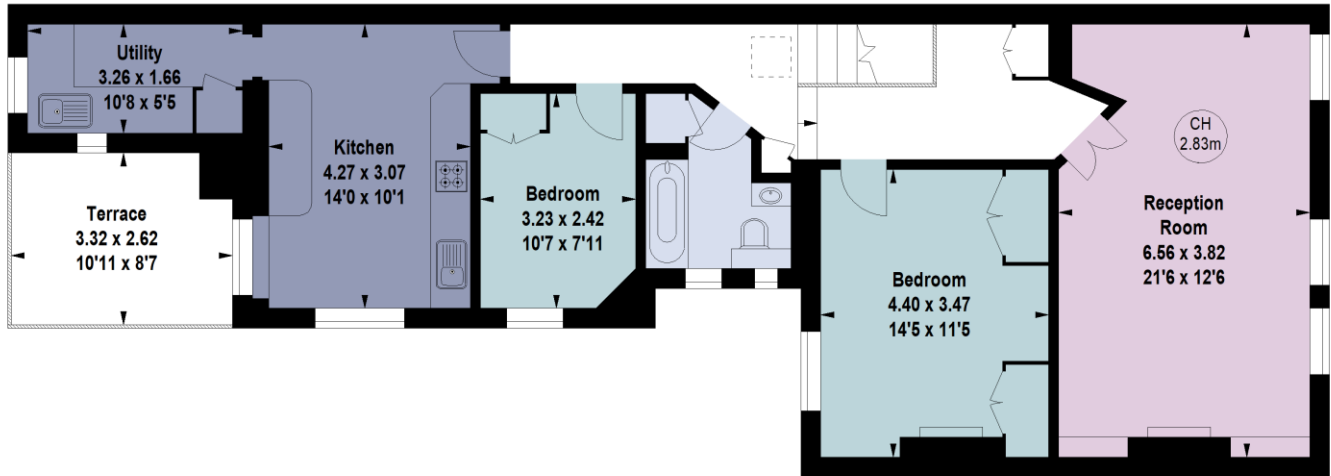
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Salcombe Gardens,
Clapham Common North Side, SW4

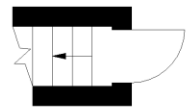
Gross internal area (approx) 89.74 sq m / 966 sq ft

Key :
CH - Ceiling Height



Second Floor

For Identification Only. Not To Scale.
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First Floor Entrance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(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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