

## GERARDS PLACE, SW4

£995,000

- Modern house
- Three double bedrooms
- Two bathrooms
- Gated with parking





## ABOUT THE HOME

A stylish and modern three bedroom, two bathroom house with a 24 square meter private garden and terrace located in a gated development close to Abbeville Village.

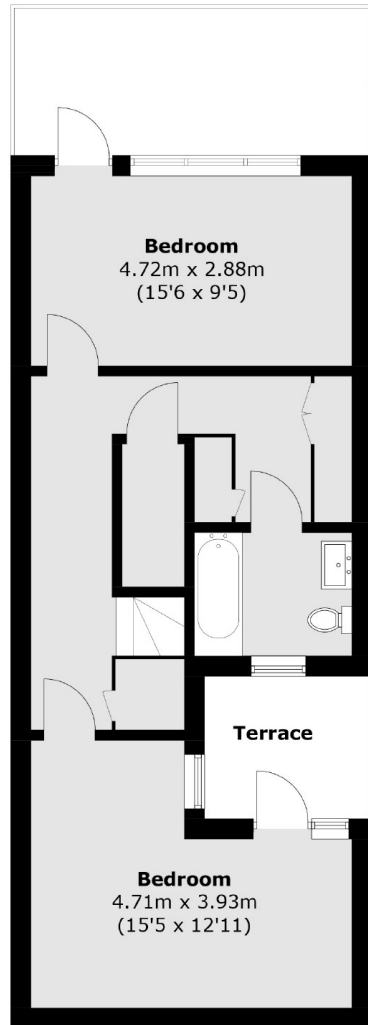
Gerards Place, just off Clapham Park Road is moments away from Abbeville Village with the wealth of independent shops, bars and restaurants of Abbeville Road as well as the open expanses of Clapham Common. There are a number of options for commuters including Clapham Common (Northern Line) and a number of regular bus routes into the City.



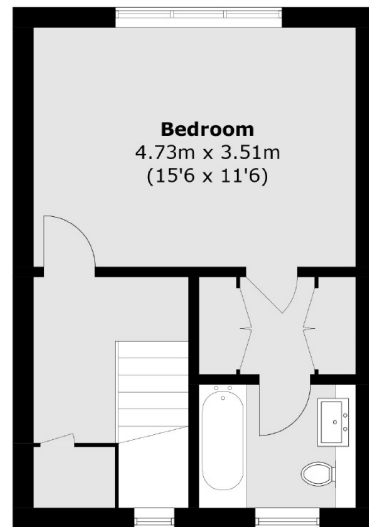




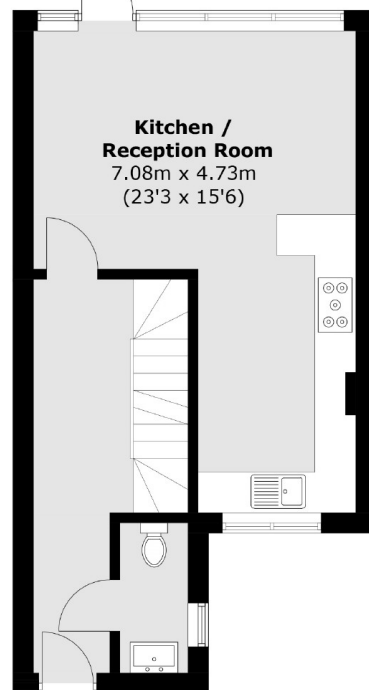




**Lower Ground Floor**



**First Floor**



**Ground Floor**

Total area (approx.): 123.6 sq. m (1,330.4 sq. ft)  
Terrace area (approx.): 16.3 sq. m (175.4 sq. ft)

#### **JACKSONS CLAPHAM**

73 Abbeville Road, London,  
SW4 9JN  
Sales: 020 8487 3177  
Lettings: 020 8487 3178

Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.