



# GREENWOODS

SALES & LETTINGS

HOUGHTON SQUARE, SW9 9AN

£550,000



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The apartment comprises of a gated secure entrance and video entry phone system, communal front door leading to the first floor. On entering the apartment there is a large entrance hall leading to the open plan living/dining room and fully integrated kitchen with Juliet Balcony doors overlooking the rear courtyard garden. The kitchen has all standard appliances including a dishwasher, washing machine and tall fridge freezer, and induction hob and oven. The master bedroom has built in wardrobes, an ensuite shower room and Juliett Balcony to the side. The second bedroom is also a double bedroom with a Juliett Balcony overlooking the courtyard garden, built in wardrobes and a chest of drawers. There is a second guest or family bathroom with shower over bath.

Houghton Square is located just off Clapham Road with easy access to transport links, including Clapham North underground (Northern Line), Clapham High Street Overground Station, Stockwell Underground (Victoria Line) and numerous bus services.

EPC: B Leasehold: 106 years (125 years from 24th June 2005) Service Charge and Ground Rent: S/C £3256 per annum GR £200 Per annum

Council Tax Band: D (Local Authority is Lambeth)

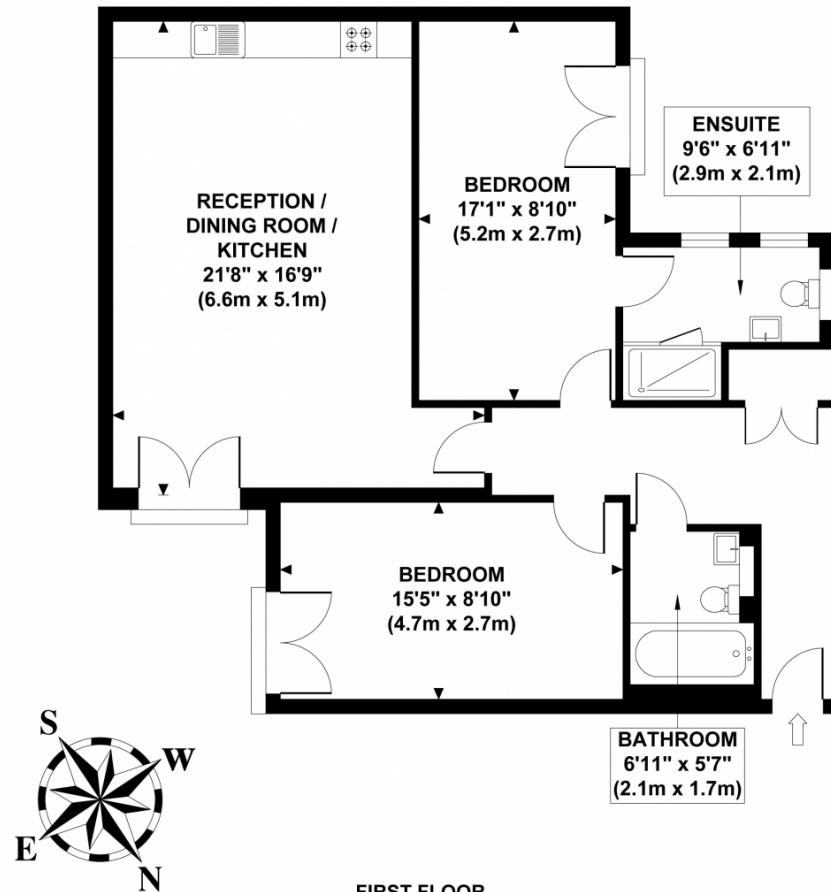


## FEATURES

- Two Bedroom Apartment
- Two Bathrooms
- First Floor
- Juliet Balcony
- Secure Gated Development
- EPC: B

# HAUGHTON SQUARE


Approximate Gross Internal Area  
822 sq ft / 76.4 sq m



**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 822 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards. GB PRO PHOTOS

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address: Houghton Square, SW9 9AN



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