



**Landor Road, Clapham, SW9**

2 bedroom flat - conversion for sale

**£525,000**

Leasehold

## Property Details

A spacious two double bedroom apartment within a Victorian conversion on Landor Road, moments from Clapham High Street. With a bright ambience due to the elevated position on the first floor. The reception room is spacious, spanning the width of the property, providing space in which to entertain or unwind on the sofa, with generous storage on offer. A separate dine-kitchen offers equally as impressive dimensions, with a large dining table as well plentiful storage within shaker style cabinets, topped with wrap-around worktops providing generous surface space. A door opens to a terrace, leading to a garden with the potential for joint ownership, subject to necessary permissions. The two double bedrooms are both tucked away peacefully from the alluring buzz of the area, both finished with carpets and offer space for wardrobes and additional storage. The second bedroom also has a large wardrobe tucked neatly behind the door. Ideal for sharers, the bedrooms have a desirable level of privacy as they are separated by the bathroom which is equipped with both bath and shower and finished with further storage. An efficient energy rating further promotes the appealing ambience of the home, helping to reduce bills.

Council tax band C    EPC rating C (69)

## Features

- Two double bedrooms
- Over 775 square feet
- Terrace plus potential for shared garden STNP
- Victorian conversion
- Bright and airy
- Spacious reception with ceilings in excess of 3 metres
- Separate large kitchen diner
- 300 meters from Clapham North tube and Clapham High Street
- Brixton and the Victoria Line a twelve-minute walk away
- Chain-free





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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **777 SQ FT / 72.2 SQ M**



**FIRST FLOOR**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.



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