

HUNTERS®

HERE TO GET *you* THERE

Crescent Court, Park Hill, London, SW4 8HR

Asking Price £500,000

Property Images



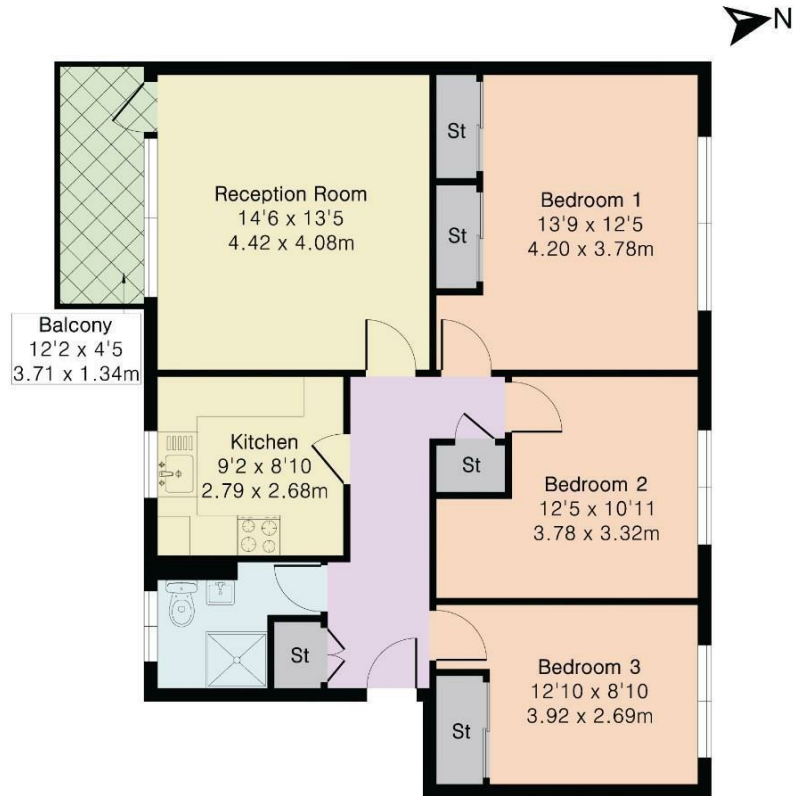
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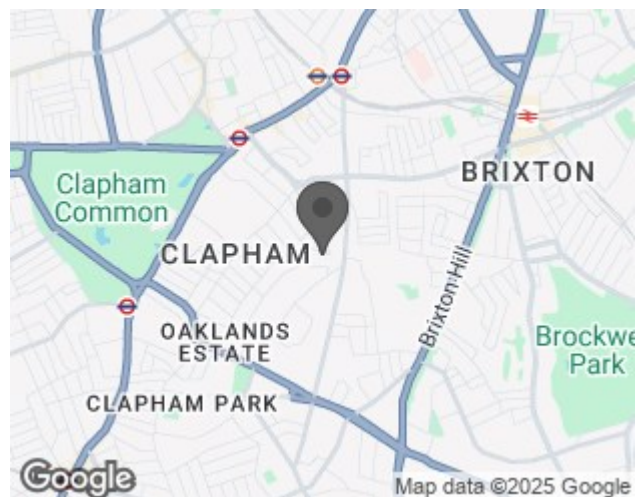
Approximate Gross Internal Area 862 sq ft - 80 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Flat Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

CHAIN-FREE

Asking Price - £500,000

New to the market is this well-proportioned three-bedroom situated in a quiet development Crescent Court in the heart of Clapham. Offering three-double bedrooms, a living room that benefits from a balcony, a separate kitchen and a family bathroom the property is perfect for a First Time Buyer or a young family looking for a home in a location that offers so much.

Crescent Court is very well located for local schools and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

Features

• CHAIN-FREE • ASKING PRICE £500,000 • IDEAL LOCATION • THREE DOUBLE BEDROOMS • LIVING ROOM WITH BALCONY • SEPARATE KITCHEN • COMMUNAL GARDENS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools and Transport Links • In Proximity of Parks and Green Spaces

EPC TBC

COUNCIL TAX BAND D

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TRANSPORT

- Clapham High Street: Overground service on the Windrush line serving Canada Water, Surrey Quays, and Whitechapel
- Clapham Junction: This is a major railway station with connections to various destinations
- Clapham Common: This is an Underground station on the Northern Line serving Central London
- Brixton Station Overground: Serves Victoria in 7 minutes
- Brixton Underground: Is on the Victoria line serving Central London

There are also numerous bus services allowing easy access to Central London and Surrounding Areas.

With regards to Parks and Green Spaces the local area benefits from Clapham Common which needs no introduction and also Brixton Windmill Park.

Schools in the local area:

Harris Clapham Sixth Form – rated ‘outstanding’

Sudbourne Primary School – rated ‘good’

Iqra Primary School – rated ‘outstanding’

Kings Avenue School – rated ‘good’

The property is conveniently situated in between Clapham and Brixton and offers immediate access to Central London. Therefore an eclectic style of living and immediate to shops, restaurants and amenities as well as the perfect blend of parks and green spaces is easily accessible.

Hunters estate agents Forest Hill sold a house on Sarsfeld Road in SW12 despite local agents instructed prior to Hunters Forest Hill failing to complete the sale. Hunters Forest Hill don't need to be local to you to sell your property and do a great job. The stats from the sale include:

- 9 viewings
- 4 offers (that's over 44% of viewings made an offer!)
- Offers received within 5 days of marketing
- Accepted offer within received in 23 days of marketing
- 100% of the guide price was achieved
- Found a chain free buyer
- 5 Star Google review left for Hunters Forest Hill for this sale