



## Kendoa Road, Clapham, SW4

2 bedroom flat - conversion for sale

£475,000

Leasehold

### Property Details

An enticing two double bedroom apartment nestled in a grand double-fronted Victorian house on a residential street near Clapham High Street. The property is set quietly back from the road with a communal ping pong table on the pedestrianised concourse out front. Neutrally presented, the home maximises the space on offer with an appealing layout, ready to move into yet offering an exciting blank canvas. The bright reception features a large bay window and high corniced ceilings with space in which to relax and dine. The separate kitchen is neatly arranged with wooden worktops and white cabinetry, with a sash window in front of the sink offering concourse views. Enjoying similar views through large sash windows, the principal bedroom is a spacious double, with generous room for multiple wardrobes and storage. Still a genuine double, the second bedroom is nestled at the opposing side of the property enjoying leafy views and providing privacy, ideal for sharers. A neutral bathroom equipped with both bath and overhead shower completes the property.

### Features

- Two double bedrooms
- Victorian conversion
- Bright and airy throughout
- Popular road in central location
- Clapham High Street on the doorstep
- Northern Line just a four-minute stroll with the Overground two-minutes further
- Victoria Line a fifteen-minute walk
- Chain-free

Council tax band C    EPC rating C (74)

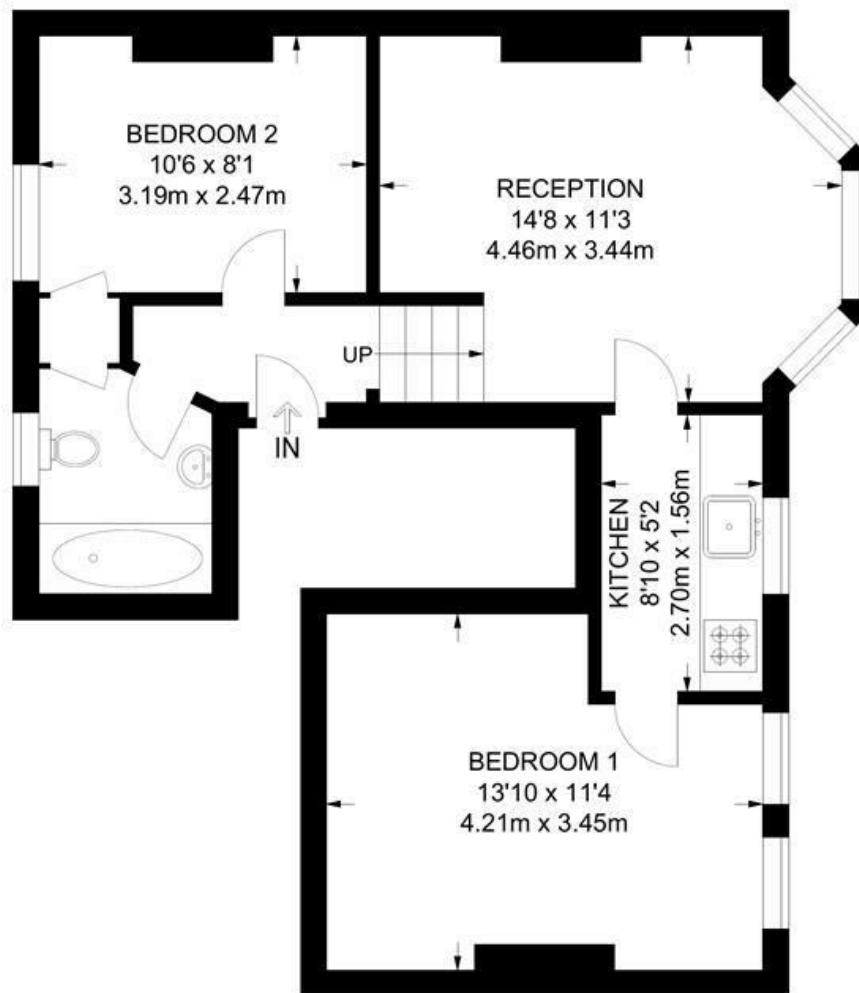




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **514 SQ FT / 47.7 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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