

Edgeley Road, SW4

MOVELI





## Edgeley Road, SW4

### Stunning Ground Floor Garden Flat with Two Bedrooms, Study and Two Bathrooms – Edgeley Road, Clapham, SW4

- Two modern bathrooms (including en-suite)
- Moments from Clapham Common and Clapham High Street
- Spacious open-plan kitchen/reception
- Approx. 803 Sqft (74.6 Sqm)
- Private garden with direct access
- Two double bedrooms plus separate study
- Excellent transport links (Northern Line & Overground)
- Ground floor Victorian conversion

Located on the ever-popular Edgeley Road in the heart of Clapham, this beautifully presented ground floor garden flat offers the perfect blend of period charm and modern living. Set within a handsome Victorian conversion, the property features two well-proportioned double bedrooms, a separate study ideal for working from home, or as a guest bedroom, and two stylish bathrooms, including a contemporary en-suite.

The heart of the home is a spacious well equipped kitchen and superb reception room, filled with natural light and designed for modern lifestyles. Double doors lead directly out to a private sunny rear garden, creating a seamless indoor-outdoor living experience which is perfect in the warm months of the year.

With high ceilings, elegant finishes, and thoughtful design throughout, the flat offers both comfort and practicality. The location is equally impressive – just a short stroll from Clapham North Underground and Clapham High Street Overground stations, providing excellent transport ►





► links into the City and beyond. The vibrant amenities of Clapham High Street and the open green spaces of Clapham Common are also within easy reach.

This is an exceptional opportunity to acquire a stylish and versatile home in one of South West London's most desirable neighbourhoods. This is not one to be overlooked, viewing is essential and highly recommended.

Tenure: Share of Freehold

Annual service charge: £950.00 per annum

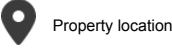
Council tax band: D







LOCATION



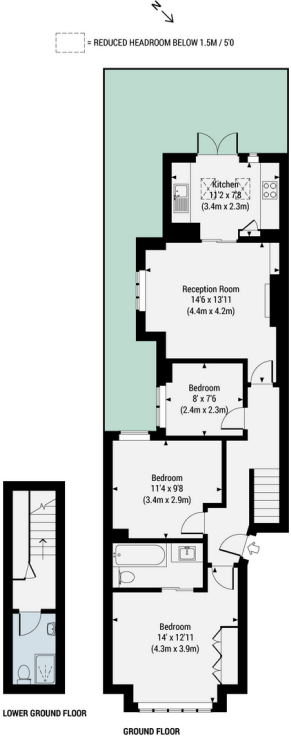
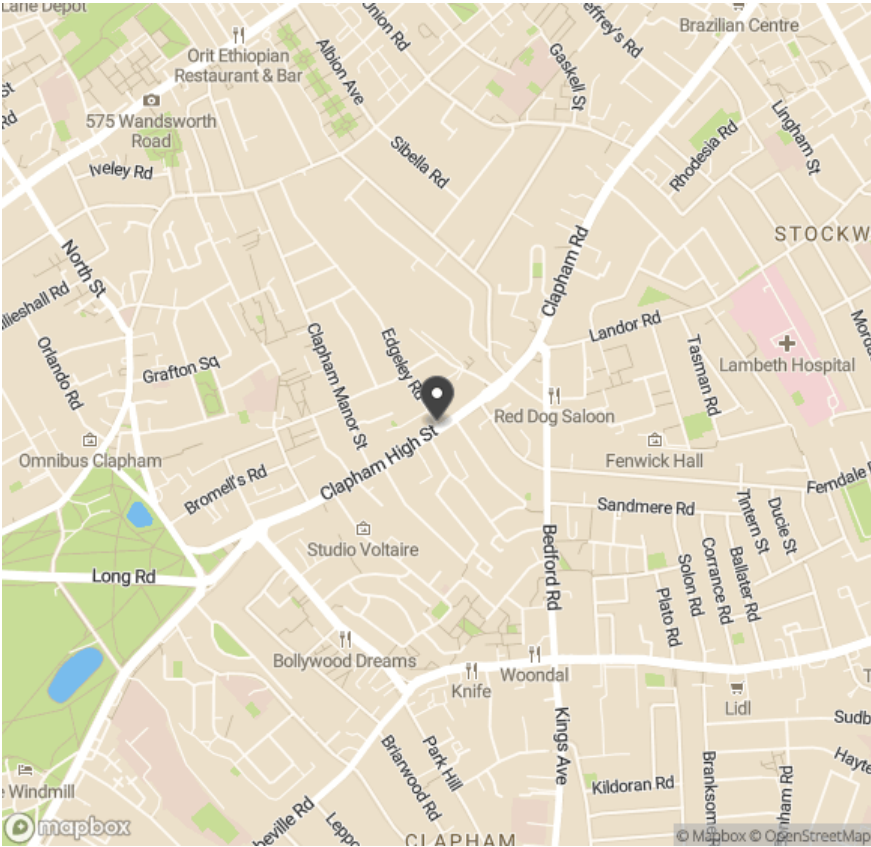
ENERGY PERFORMANCE  
CERTIFICATE (EPC)

Current: 72

Potential: 79

FLOOR PLAN

803 sq ft (74 sq m)



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