

Flat 31, Thornciffe Court Kings Avenue, Clapham, London, SW4 8EW

£425,000

Council Tax Band: D

ORLANDO REID  
MANCHESTER



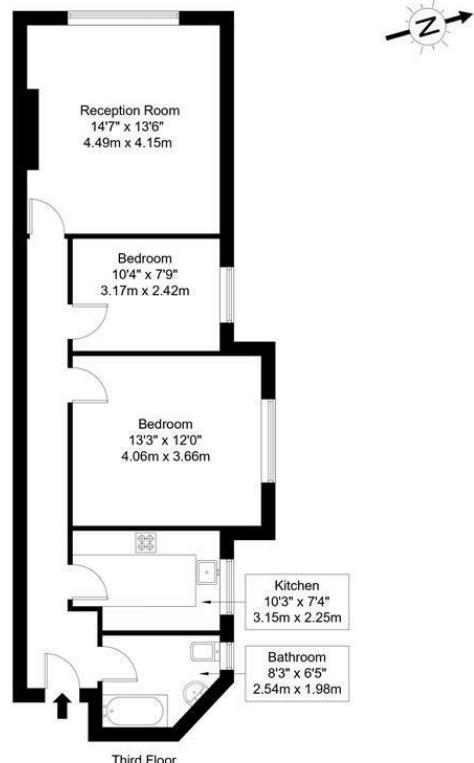
ORLANDO REID

This 2-bedroom third floor flat boasts airy accommodation with neutral décor and over 690 square feet of internal living space. Once inside there is a long, elegant hallway, running the length of the property. Off the hallway are the two bedrooms. The separate kitchen is bright with all you need in terms of mod cons whilst the bathroom is spacious. The heart of this apartment is the reception room, which offers plenty of space in which to relax and dine.

Thorncriffe Court residents have access to beautifully maintained, tranquil communal gardens and a handy bike store. This double-glazed property is conveniently set back quietly from Kings Avenue and has all the benefits of the transport links without being affected by the road.

## Kings Avenue, SW4 8EW

Approx Gross Internal Area = 64.01 sq m / 689 sq ft



Ref :

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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
57		
EU Directive 2002/91/EC		