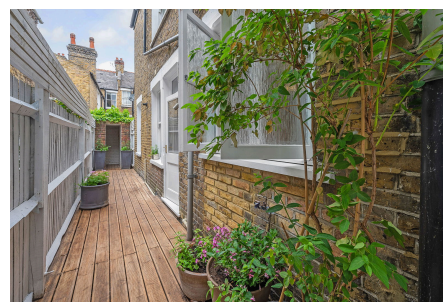


## Beira Street, Clapham, SW12 9LJ

£650,000 - £695,000

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PLEASE QUOTE JW0326 - GUIDE PRICE £650K - £695K - Gorgeous period two bedroom ground floor apartment (767 Sq.Ft) with private west-facing decked garden, conveniently located a short walk from Clapham South and Balham stations and the green open spaces of Clapham Common. Exuding period charm, the property benefits from period features including ornate cornicing in the reception room, feature fireplaces and high ceilings throughout. Offering bright and spacious accommodation with stylish interiors and smart decor, the property provides the perfect blend of comfort and convenience in this quiet, sought after, tree-lined residential street. Features include an elegant front aspect reception room, well equipped eat-in kitchen/diner,

contemporary style bathroom, gas central heating, original hardwood flooring and a private entrance.

The accommodation comprises its own front door opening onto a smart hallway that leads to the charming reception room with high ceilings, large windows and ample space for relaxing and entertaining. The principle bedroom is located further down the hallway and is a good size, again with high ceilings, a feature fireplace and a large window looking onto the garden. The separate kitchen, with the door to the garden and outside storage area, has modern appliances, a smart inset ceramic butcher's sink and enough room for a dining table. There is also a large family bathroom with a contemporary free-standing bath suite and a large walk-in wet room style shower.

The property is superbly located just a short distance from Clapham South for the underground or Balham for overground trains, as well as numerous regular bus routes, all providing exceptional links into Central London. There is a vibrant array of shops, bars and restaurants within walking distance, including Abbeville Road, as well as the lovely open spaces of Clapham Common itself which hosts a selection of family and sports events throughout the year.

Viewings are highly recommended.

Lease Term: Circa 101 years remaining.

Service Charge: Circa £672 p.a.

Ground Rent: Peppercorn.

All prospective purchasers are advised to make their own enquiries via a solicitor.

## Key Features

- Gorgeous Two Bedroom Ground Floor Apartment (767 Sq.Ft)
- Smart West-Facing Decked Garden with Storage Area
- Well Equipped Eat-In Kitchen/Diner
- Period Features and High Ceilings Throughout
- Easy Access to Local Amenities including Abbeville Road and Clapham Common
- Short Walk to Clapham South Underground Station and Balham Train Station
- Contemporary Style Bathroom with Bath and Shower
- Elegant Reception Room with Feature Fireplace
- Sought After Quiet Tree-Lined Street
- PLEASE QUOTE JW0326

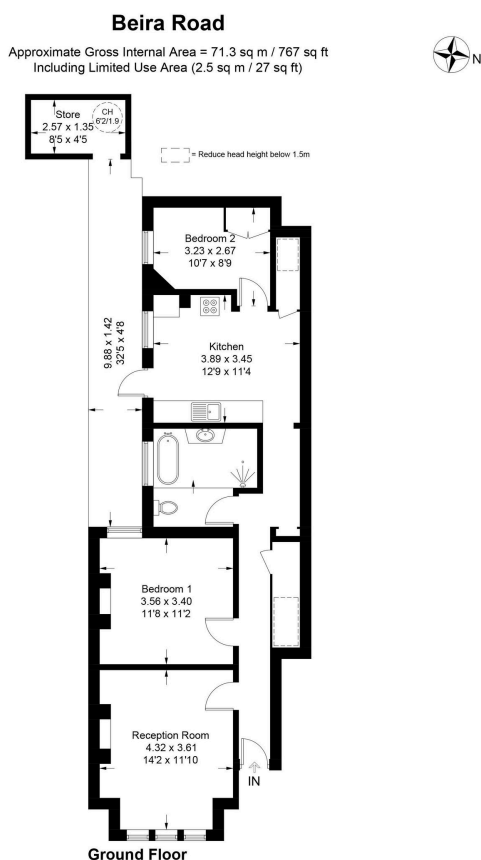


Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale. IPMS2