



6 Grove Lodge, London, SW4 7AE

£450,000

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A well-presented, spacious apartment for sale in the heart of Clapham and situated just off Clapham Common's south side. The property is full of character and comprises a large reception with high ceilings and sash windows, separate kitchen, bathroom and very spacious bedroom.

The property is share of freehold, has wood flooring in bedroom, kitchen and reception as Crescent Grove is a private road, parking can be arranged with a resident permit.

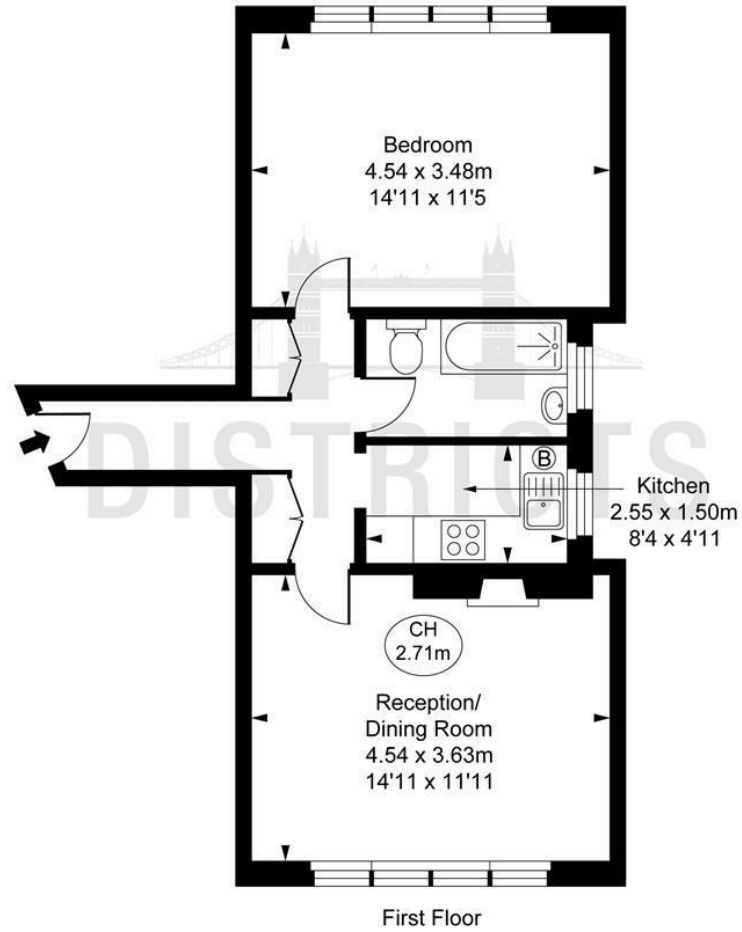
Crescent Grove was built as, and has since remained, a private estate, laid out by Francis Child in 1827 in the Regency style, with a beautiful crescent-shaped garden filled with mature trees and shrubs. The grove is managed by a board of trustees who retain control over the roads, gardens and lighting - the last private estate in London to do so. Crescent Grove is part of the Clapham Conservation Area. You are located within minutes of the numerous bars, cafes, restaurants and trendy boutiques. The local transport links provide direct access into the city and West End!

£500,000 | Service Charge: £2,350.pa,
Share of Freehold, Ground rent:
Peppercorn





Grove Lodge, SW4
 Approximate Gross Internal Area
 48.45 sq m / 521 sq ft
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		66	
(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	

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