

**FOR SALE**



**St. Luke's Avenue, Clapham, SW4**

**Offers In Excess Of £675,000.00 Share of Freehold**



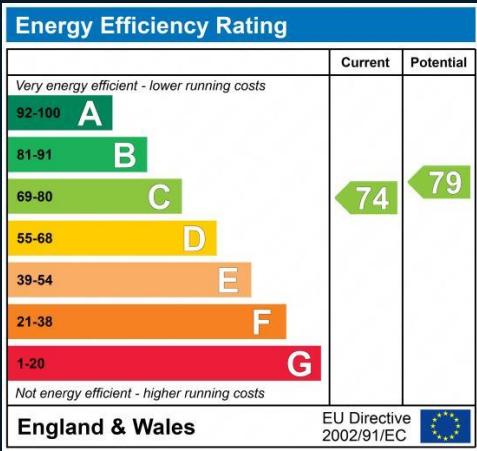
**samuel estates**  
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# Property Description

Offered chain free and option to complete before April this. The flat spans over three floors and features a thoughtfully designed layout. Offering a blend of charm and modern comfort, this property provides a spacious and inviting living environment. Would ideally suit a family or shared accommodation for young professionals.

The first floor you are welcomed by a well-proportioned bedroom. The second floor boasts a spacious arrangement including two bedrooms, a sleek modern bathroom, a generously sized kitchen with built-in appliances, and a large south-facing roof terrace. The third floor houses an expansive reception room with original oak-flooring, complete with ample under the eave's storage, and a modern chimney / fireplace.

This property is ideally situated near Clapham High Street, providing easy access to its vibrant selection of bars, cafés, restaurants, shops, supermarket, and cinema. Clapham Common and Clapham North Underground stations are both within close proximity, as is the Overground at Clapham High Street. Additionally, there are numerous bus routes nearby, and the beautiful open space of Clapham Common is just a short walk away. Parking permits are available for residents.



## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.







Ground Floor



Floor 2



Floor 1

**Approximate total area<sup>(1)</sup>**

794.79 ft<sup>2</sup>

73.84 m<sup>2</sup>

**Balconies and terraces**

89.13 ft<sup>2</sup>

8.28 m<sup>2</sup>

**Reduced headroom**

35.44 ft<sup>2</sup>

3.29 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

## Material Information

**Tenure** – Leasehold (with a Share of Freehold)

**Length Of Lease** – 997 years remaining

**Service Charge** – £ad-hoc

**Ground Rent** – Peppercorn Rent

**Building Insurance** – £650

**Council Tax Band** – D

**Local Authority** – Lambeth Council



**Property Type**  
Flat (Top Floor Flat)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**External Wall Survey**  
NA



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



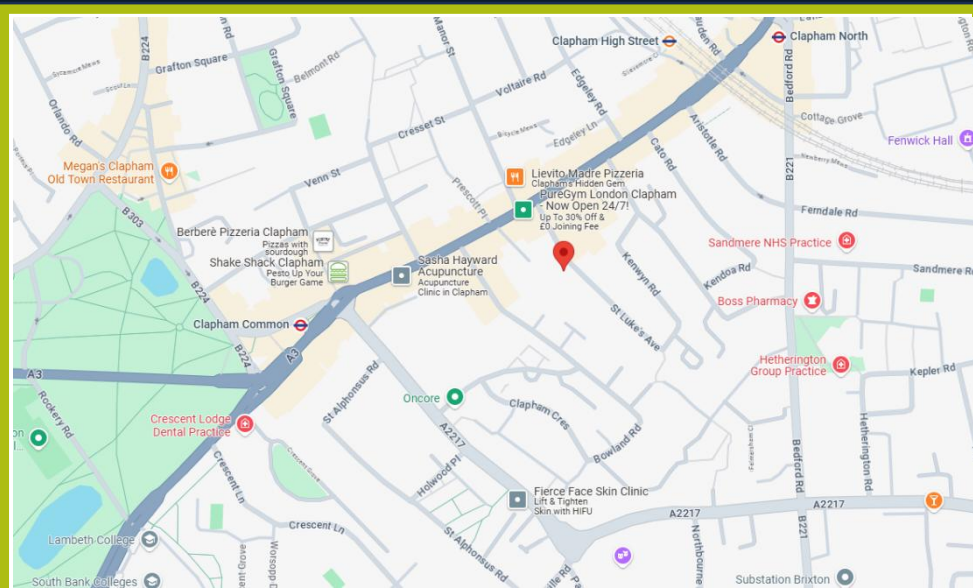
**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of risk: Low



**Proposed Development  
in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889



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