

Lot 48A

Flat 1, Manor Gardens, 60 Larkhall Rise,
Clapham, London, SW4 6JZ



All enquiries Ref: Callum Glenn



- Long Leasehold 1,350 sq ft Flat
- Requires Updating and Refurbishment
- Full Vacant Possession

Location:

The property is located in this popular south London area within some 15 minutes' walk of The Pavement which offers an eclectic range of restaurants, bars, coffee shops and retail outlets. This is also where Clapham Common Underground Station is located and the extensive open air space and recreational pursuits of Clapham Common. Nearer by is Wandsworth Road underground station which is within some 5 to 10 minutes' walk with the area well served by road links and local bus services.

Description:

This extensive lower ground floor flat has for a number of years been utilised as a rental investment. It now requires updating and refurbishing but understood to be fully lined and with a good amount of natural light. Planning was previously granted to create a lightwell in one of the rooms to enable this to become a bedroom, see later note. The property benefits from it's own rear entrance to well maintained and extensive communal gardens offering setaing and bbq areas.

Accommodation:

Five Rooms (one with no natural light -see planning), Kitchen, Bathroom/wc, Large internal store with potential.

EPC Rating: D

Council Tax Band D

Planning: Planning was previously granted (now expired) for the creation of a light well for the front right hand side room. Copies of plans and planning permission are available from the auctioneers.

Tenure: Held on an extended lease for a term of 204 years from 24/06/1980 therefore now having some 159 year unexpired.

To View: Strictly and Only by arrangement with the auctioneers.

