



**1 Bed  
Apartment  
located on  
Sandmere Road in  
Clapham. SW4**

Asking price £415,000

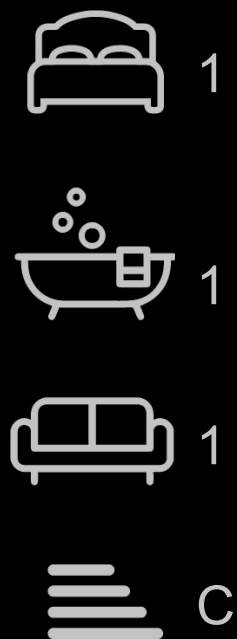


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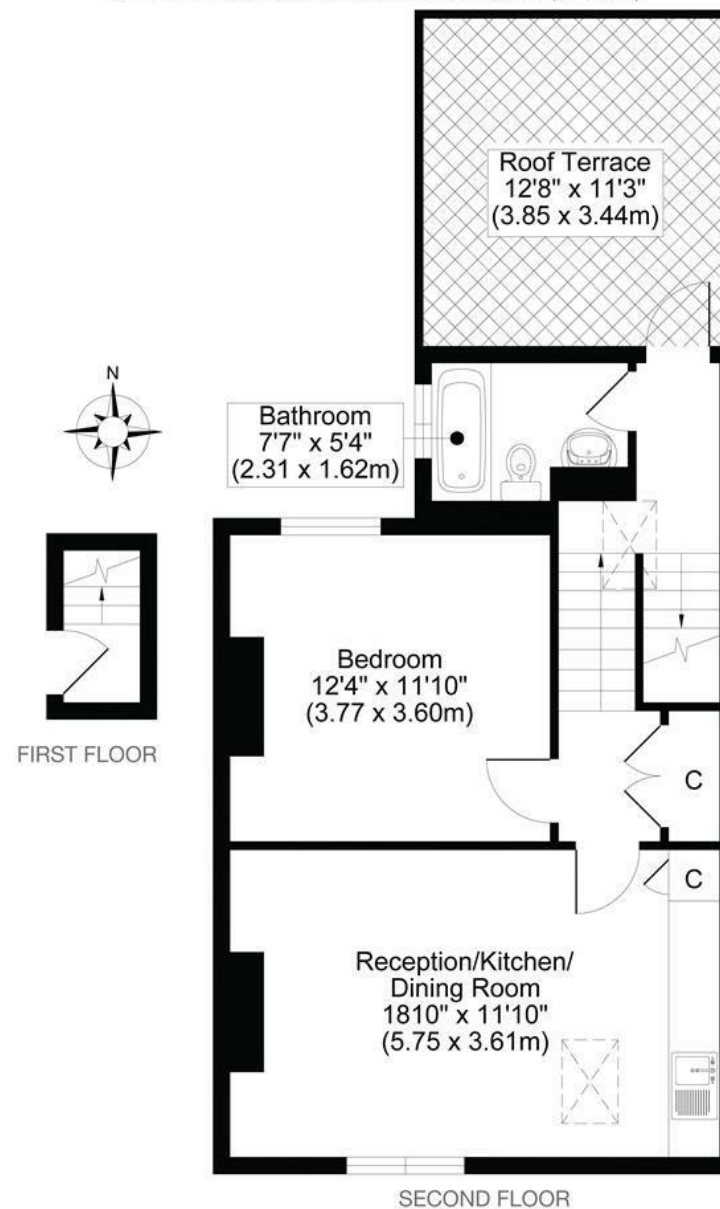


**TFF, Sandmere Road  
London  
SW4 7QH**

**Open Plan Living/ Kitchen  
Bedroom  
Bathroom  
Private Roof Terrace**



SANDMERE ROAD, SW4  
TOTAL APPROX FLOOR PLAN AREA 545 SQ.FT (51 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



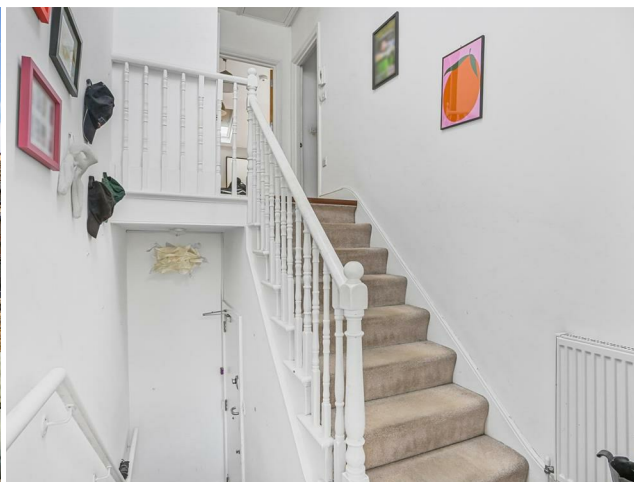
Welcome to Sandmere Road! Here we have a spacious, one bedroom, split level apartment with a large private roof terrace. There is an open plan living room and a neutral bathroom.

The property will be perfect for a couple or a single person looking for a modern home in Clapham.

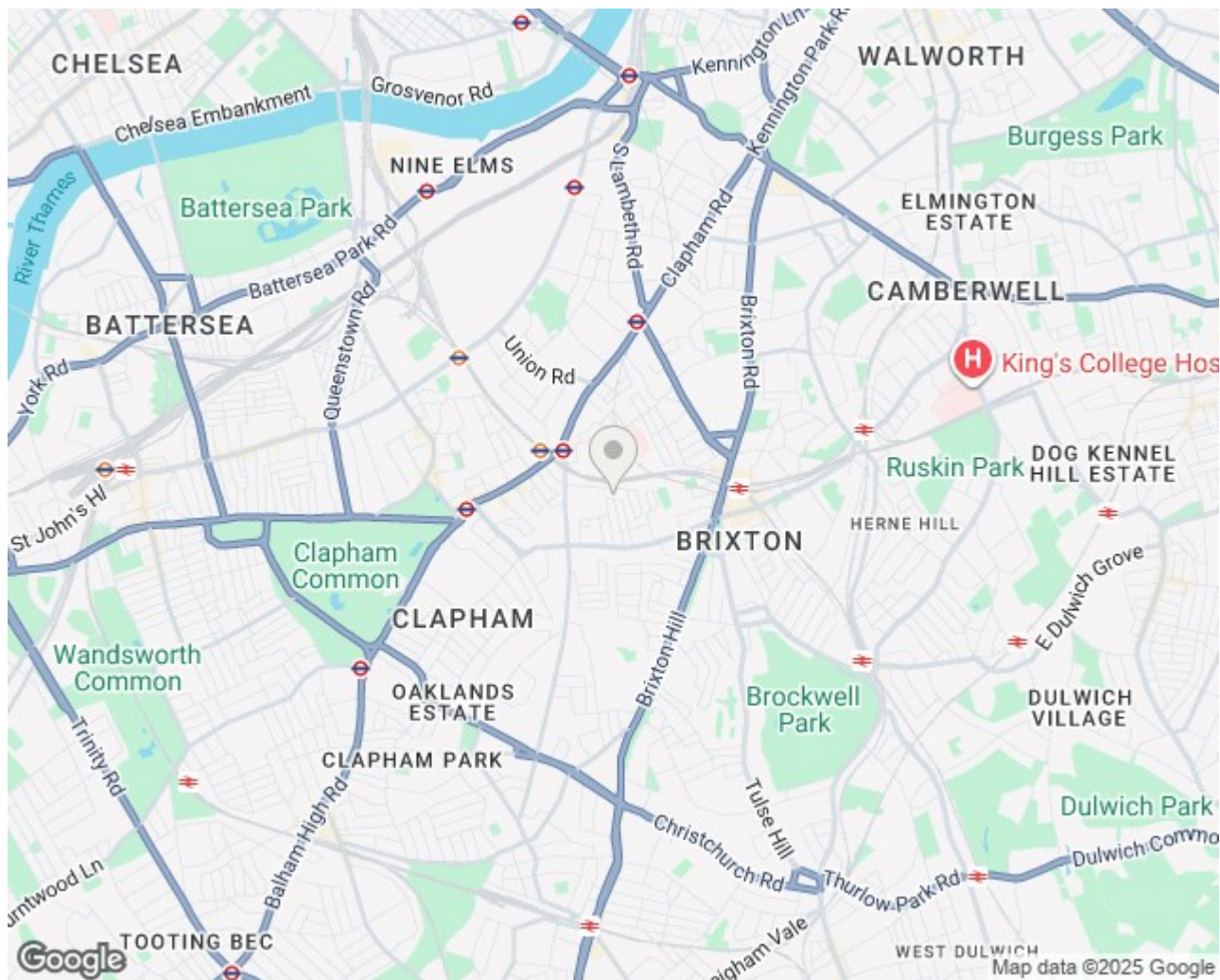
The closest transport links include the Northern Line's Clapham North Tube station and the Victoria Line's Brixton Tube station allowing for an easy commute to central London. Both are within walking distance.

The property is perfect for a single person, a couple, or, with an expected rental yield of 5.8%, it would be a fantastic addition to an investors rental portfolio. There are currently tenants in-situ.

- Open Plan Living
- Private Roof Terrace
- Modern Bathroom
- Split Level
- 5.8% Rental Yield
- Close to Transport







## CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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