



**Rosebery Road, Clapham Park, SW2**

2 bedroom flat - conversion for sale

**£565,000**

Share of Freehold

## Property Details

A bright and characterful two double bedroom apartment which sprawls across the first floor of an attractive Victorian property. This sizeable apartment has a wonderfully homely feel, with high ceilings enhancing the spacious ambience and ensuring all rooms feel generous. The inviting reception is packed full of character and benefits from an abundance of natural light thanks to its South-facing position and bay window with a delightful window seat with storage. A separate dine-in kitchen has a peninsular of cabinetry topped with Iroko wood sweeping across the room creating a rustic yet contemporary feel and a sociable layout, with further plentiful storage within two tall pantries. If preferred, there is the potential to combine into one cavernous open-plan living space, subject to permissions. The bedrooms are both well-proportioned doubles, completely separated from one for privacy. The principal bedroom is particularly large, featuring two sash windows and a wall of fitted wardrobes, with the potential to repurpose one of the bedrooms to suit needs such as a spacious home office and guest room. Conveniently set between the bedrooms, the bathroom has a bathtub and overhead shower with a striking blue feature floor.

## Features

- Two double bedrooms
- Victorian conversion
- Characterful features
- 780 square feet
- Separate kitchen and reception
- Bright and airy
- Local amenities nearby
- Northern and Victoria Lines
- Share of freehold
- Chain-free

Council tax band D    EPC rating C (76)



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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **780 SQ FT / 72.5 SQ M**



**FIRST FLOOR**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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