



**14 Nelsons Row**

Clapham, SW4 7JT

## Central Clapham Freehold Residential Investment

**1,206 sq ft**  
(112.04 sq m)

- Pair of 2-bedroom flats extending to 1,206 sq ft
- Highly reversionary passing rent of £36,000 pa
- Located in the heart of Clapham
- Freehold

Summary

Available Size	1,206 sq ft
Price	£1,190,000
EPC Rating	Property graded as D-E

Description

The property comprises a mid terrace two storey building which provides two self contained flats. The access to the flats is via a communal door and entrance hall from Nelsons Row, which leads to 2 two-bedroom flats.

Location

The property is located within Clapham, occupying a central location on Nelsons Row which leads directly from Clapham High Street with a comprehensive offering of amenities, facilities, restaurants, bars and pubs, along with Clapham Common which is also in very close proximity to the property. Clapham Common and Clapham North underground railway stations are 0.2 miles from the property providing direct access into Central London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - 14a	549	51
1st - 14b	657	61.04
Total	1,206	112.04

Terms

The property is held freehold under title reference SGL82507. The flats are being occupied under Assured Shorthold Tenancy agreements for a total rent of £36,000 per annum, which we understand is at well below market rent.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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