



**Clapham Common North Side, London SW4 9SP**

Not for marketing purposes INTERNAL USE ONLY

**welcome to**

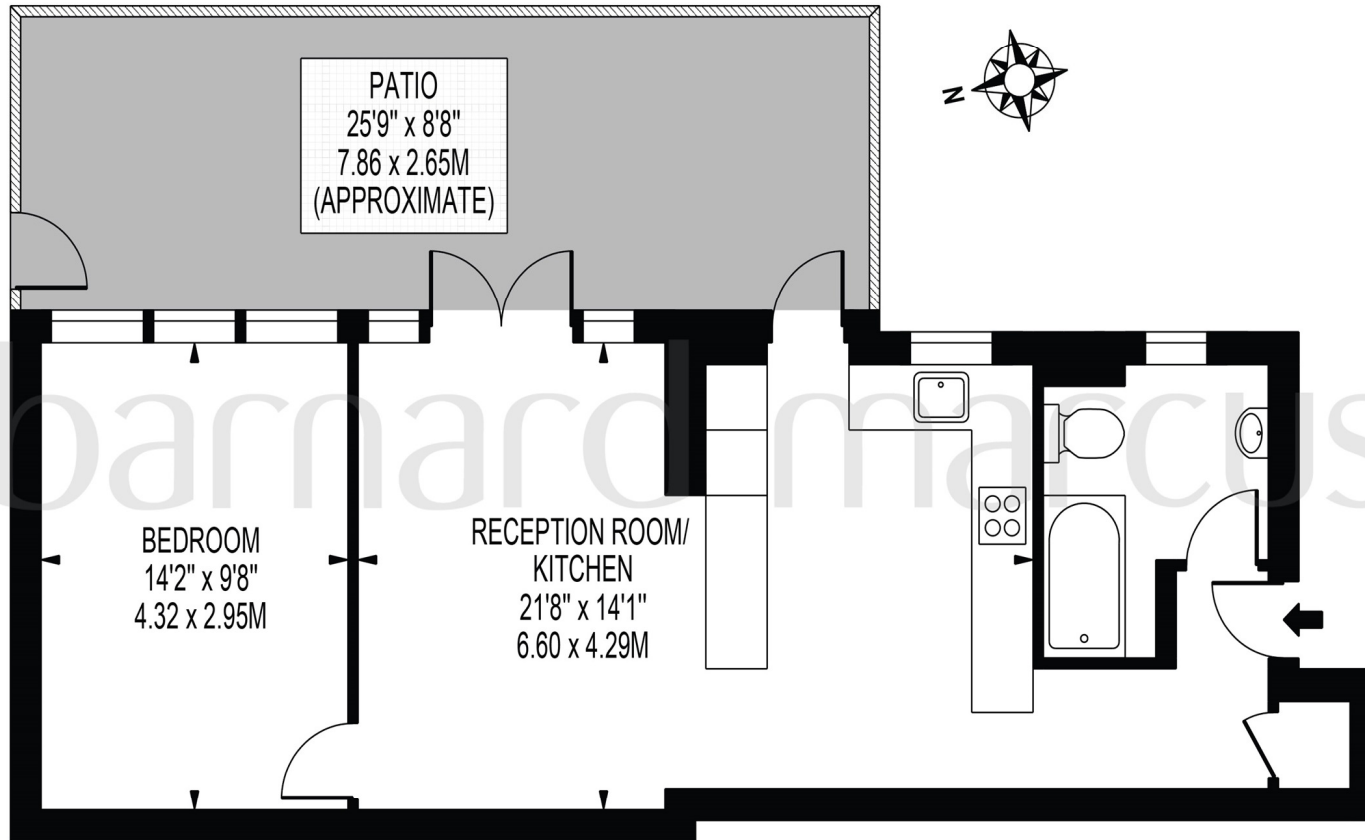
**Clapham Common North Side, London**

A beautifully presented ground floor apartment which is in fantastic condition. Comprising of bright and spacious accommodation, the property benefits from a lovely open plan kitchen and reception space, one very generous double bedroom, a three-piece family bathroom and a large patio area.



## CLAPHAM COMMON NORTH SIDE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 539 SQ FT - 50.06 SQ M



### GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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## Clapham Common North Side, London

- One Double Bedroom
- Prime Location
- Large Patio Area
- Open Plan Layout
- Within Close Proximity to Clapham Common

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Dec 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£550,000**



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Property Ref:  
CPM107642 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property

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