



Combermere Road, London SW9 9QU

welcome to

Combermere Road, London

A well-presented one double bedroom flat for sale, occupying the ground floor of an attractive Victorian conversion on the desirable Combermere Road, offered chain-free with a long lease.

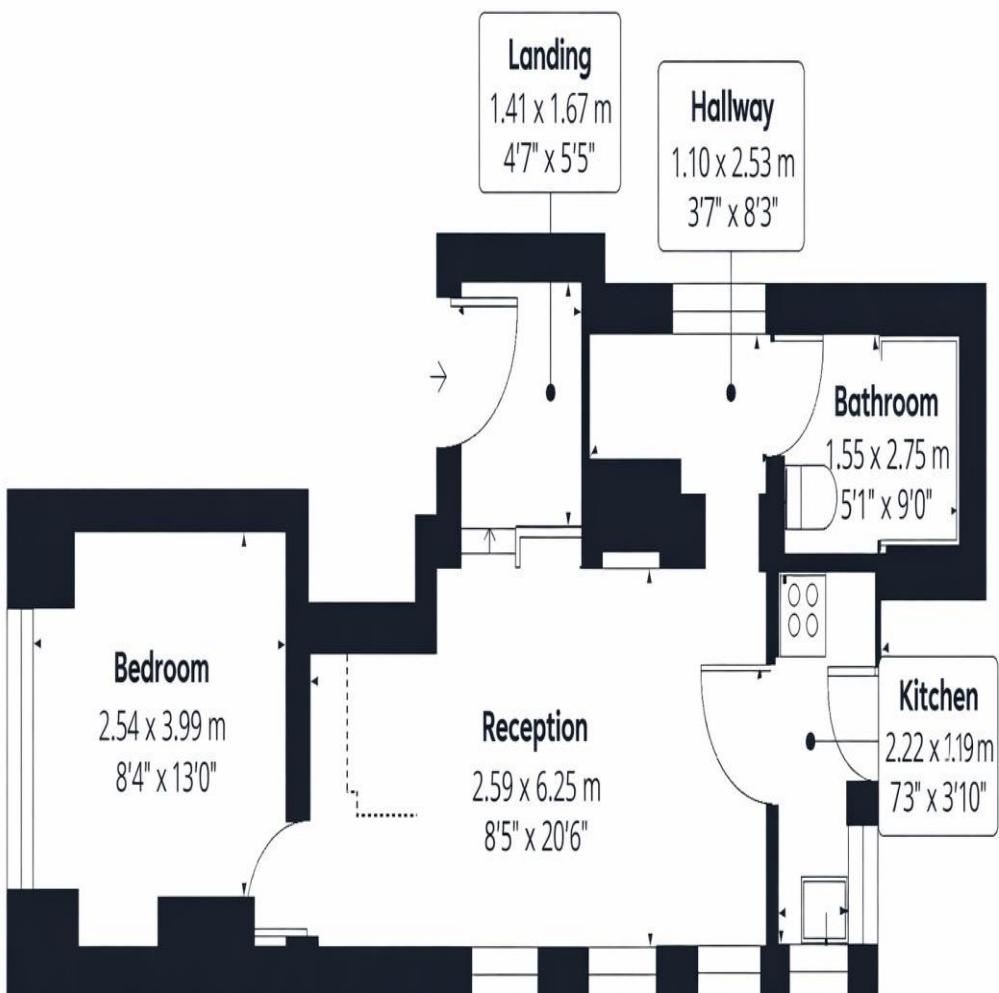
The property blends period charm with modern comfort and benefits from tall ceilings, excellent natural light and well-proportioned accommodation throughout making it an ideal purchase for first-time buyers or investors.

The reception room forms the heart of the home and is a bright, characterful space featuring high ceilings, a large window with plantation shutters, wooden floorboards and a feature fireplace creating an elegant focal point.

Positioned to the rear, the separate kitchen offers ample shaker-style cabinetry, wooden worktops and a practical layout for everyday use. A useful utility cellar provides discreet laundry facilities and valuable additional storage.

The bedroom is a peaceful double room, located at the rear of the property and benefiting from fitted storage and a character fireplace. The bathroom has been recently redecorated and comprises a bath with overhead shower, finished in contemporary slate-toned tiling.

Combermere Road is a quiet residential street ideally positioned between Clapham and Brixton, with excellent transport links via Clapham North, Stockwell and Brixton (Northern & Victoria lines). The vibrant amenities of Clapham High Street, Brixton Village and the open spaces of Clapham Common and Brockwell Park are all within easy reach.



Approx 413 Sq Ft / 38.4 Sq M



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Combermere Road, London

- One double bedroom ground floor flat within an attractive Victorian conversion
- Offered chain-free
- Bright reception room with tall ceilings and period features
- Excellent transport links via Clapham North, Stockwell & Brixton (Northern & Victoria lines)
- Long Lease

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 229.17

Ground Rent: 100.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£400,000



view this property online barnardmarcus.co.uk/Property/CPM108375



Property Ref:
CPM108375 - 0006

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