

### CityZEN Property Group

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### Clapham Place, 340A Clapham Road, London, SW9 9FA £1,150,000

3 BEDROOM, 2 BATHROOM APARTMENT FOR SALE 'CLAPHAM PLACE'

Clapham Place is a small boutique development of just 62 apartments located on Clapham Road, 5 minutes walk to Stockwell Station (Victoria/Northern line) 8 minute walk to Clapham North Station & 10 minute walk to Clapham High Street (Overground)

This apartment is set over 1,100 square foot of space making it larger than the average three bedroom. The accommodation comprises a 29 foot reception room with access to a private West facing terrace overlooking the rear of the development and a fully fitted kitchen. The master bedroom has ample built in storage and a very nicely finished En- suite shower room and access to an East facing balcony. The third bedroom is also a well proportioned double and has access to the terrace. Both bedrooms 2 & 3 have use of a spacious luxury bathroom suite.

Further benefits for residents of Clapham Place include own concierge and  $\operatorname{\mathsf{gym}}$ 

Service charge £4560 per annum

- CLAPHAM PLACE SW9
- 2 PRIVATE TERRACES
- 8 MIN TO CLAPHAM NRTH STN
- 3 BED 2 BATH
- CONCIERGE & GYM
- 10 MIN TO CLAPHAM HIGH ST
- 1,100 SQUARE FOOT
- 5 MIN TO STOCKWELL STN

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RECEPTION ROOM



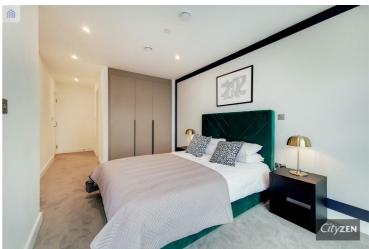
RECEPTION ROOM



**KITCHEN** 



RECEPTION ROOM



BEDROOM BEDROOM

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**BEDROOM** 



VIEW FROM BALCONY



**TERRACE** 



**EN-SUITE** 



BALCONY BATHROOM

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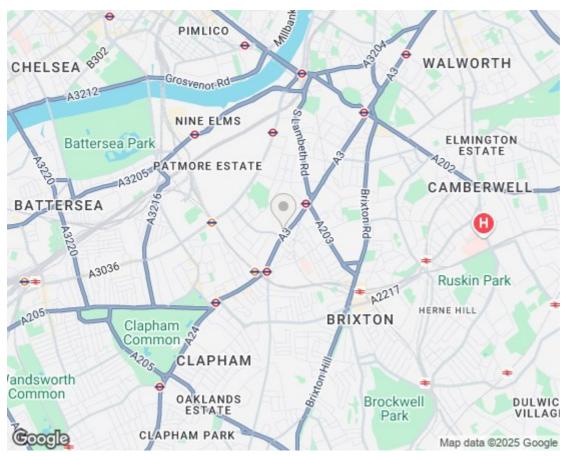
CLAPHAM PLACE

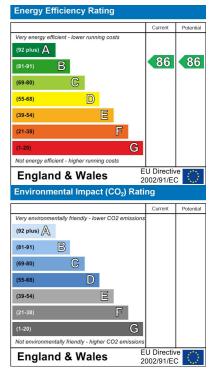


**BUILDING ENTRANCE** 









We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.