



Clapham Place, 340A Clapham Road, London, SW9 9FA

£1,100,000

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 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



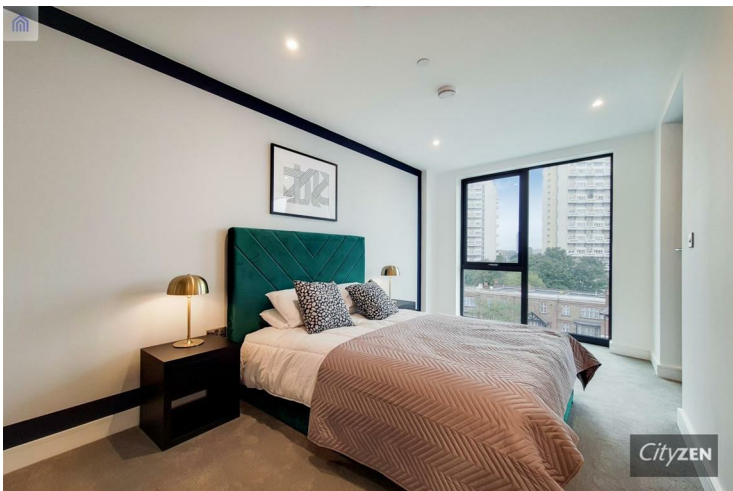
RECEPTION ROOM



KITCHEN



RECEPTION ROOM



BEDROOM



BEDROOM

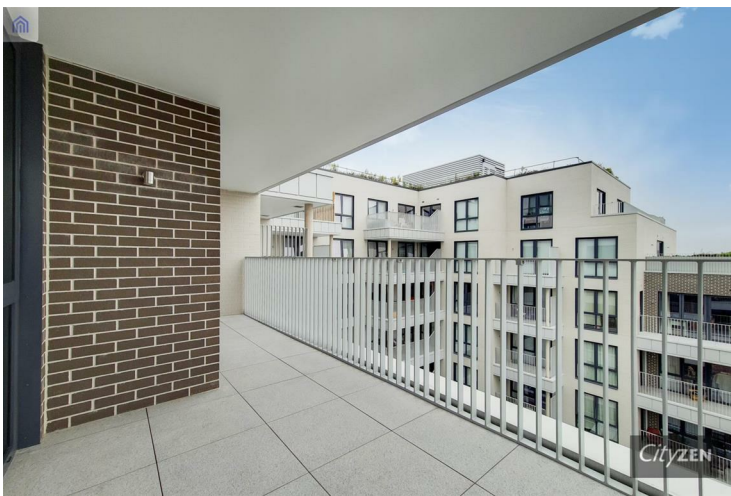
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BEDROOM



VIEW FROM BALCONY



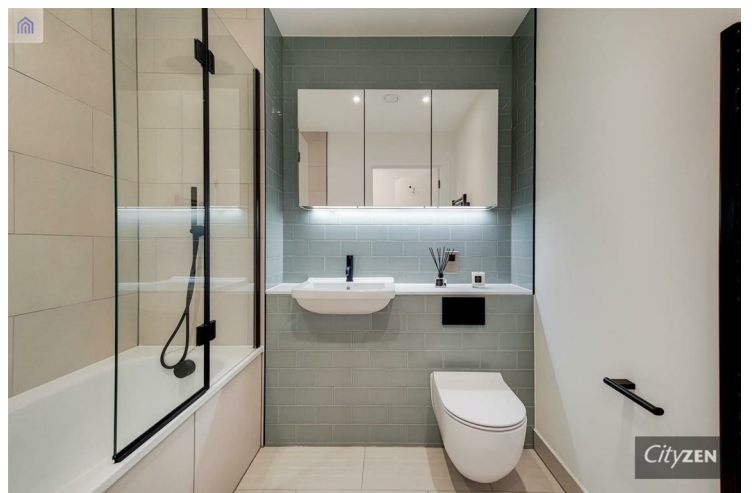
TERRACE



EN-SUITE



BALCONY



BATHROOM

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CLAPHAM PLACE



BUILDING ENTRANCE



— Fifth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
102.19 sqm / 1099.96 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes swimming pools, restricted head heights
97.83 sqm / 1055.03 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
18.42 sqm / 198.27 sqft

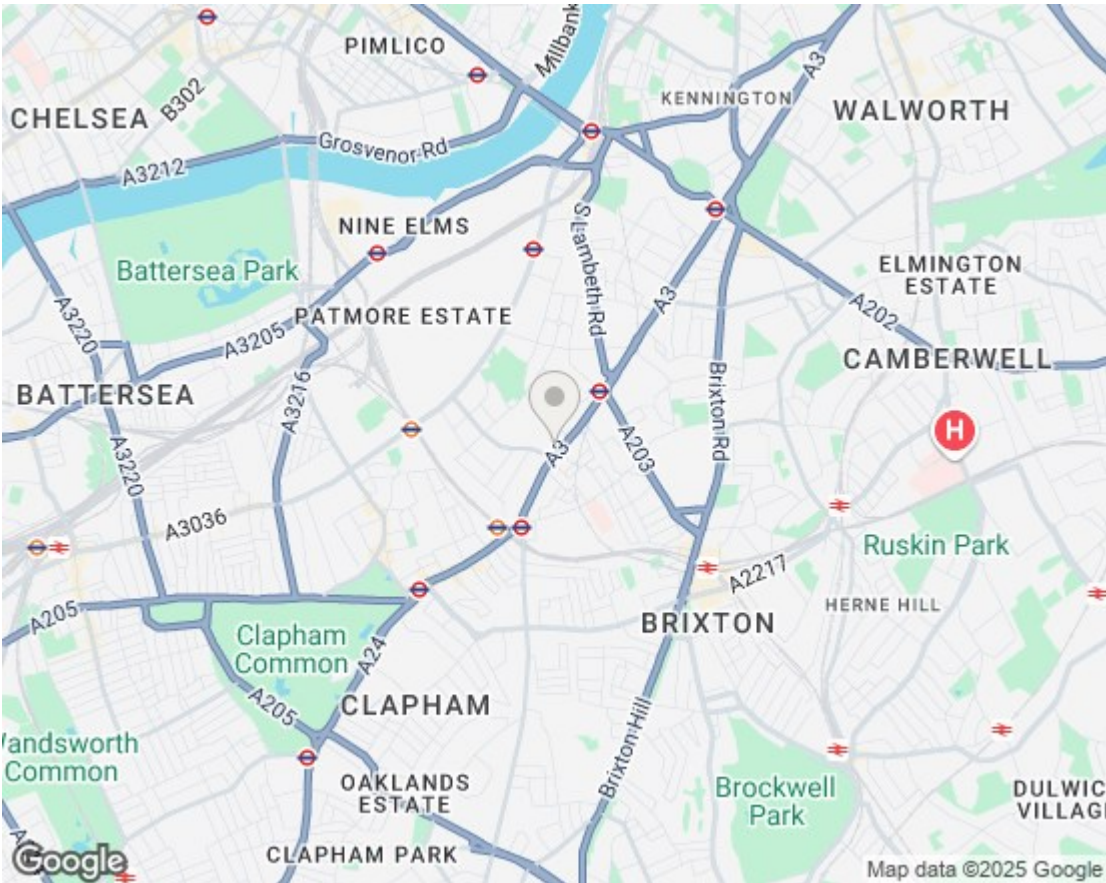
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPW10 30 RESIDENTIAL 120.61 sqm / 1298.24 sqft
IPW15 30 RESIDENTIAL 115.92 sqm / 1250.52 sqft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.