



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

**£920,000**

FOR SALE A 1ST FLOOR 3 DOUBLE BEDROOM 2 BATHROOM APARTMENT IN 'CLAPHAM PLACE' LOCATED ON CLAPHAM ROAD SW9.

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 1,170 square foot of space making it larger than the average three bedroom. The accommodation comprises a 28 foot reception room with access to a private patio, fully fitted kitchen with oversized breakfast bar, three double bedrooms & 2 bathrooms

Further benefits for residents of Clapham Place include concierge and gym.

Service charge £4,614 per annum  
 Ground rent £600 per annum  
 Lease: 995 years remaining

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- CLAPHAM PLACE SW9
- PRIVATE WEST FACING TERACE
- 8 MIN TO CLAPHAM NRTH STN
- NEW TO THE MARKET
- 3 BEDROOM 2 BATHROOM
- CONCIERGE & GYM
- 10 MIN TO CLAPHAM HIGH ST
- 1,170 SQUARE FOOT
- 5 MIN TO STOCKWELL STN
- FOR SALE

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



RECEPTION ROOM



RECEPTION ROOM



KITCHEN



RECEPTION ROOM



PRIVATE TERRACE



BEDROOM



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



BEDROOM



BEDROOM



BEDROOM



PRIVATE TERRACE



BEDROOM



BEDROOM

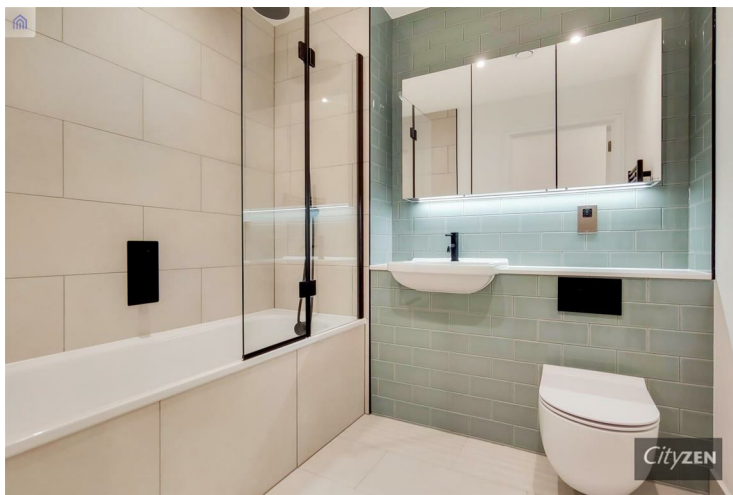
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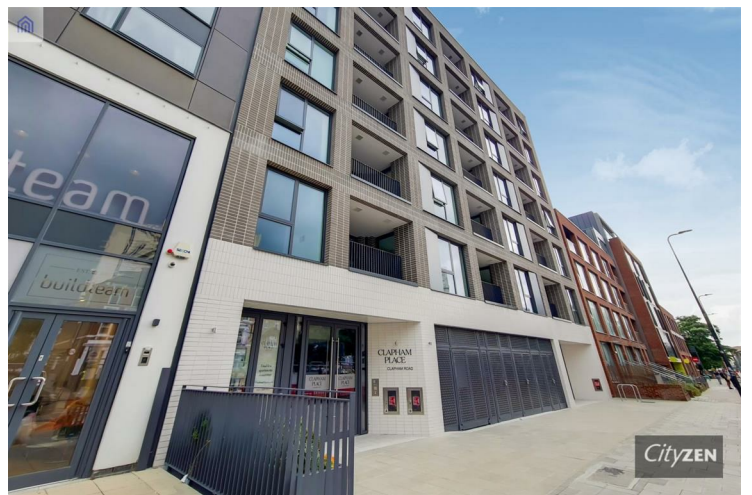
EN-SUITE SHOWER ROOM



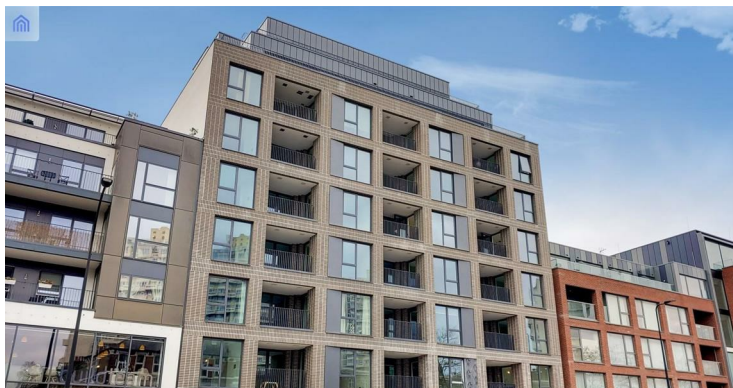
BUILDING ENTRANCE



BATHROOM



CLAPHAM PLACE



CLAPHAM PLACE





GROSS INTERNAL AREA (GIA)  
The finished floor of the property  
108.73 sqm / 1170.36 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes balconies, restricted head heights  
104.55 sqm / 1129.37 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

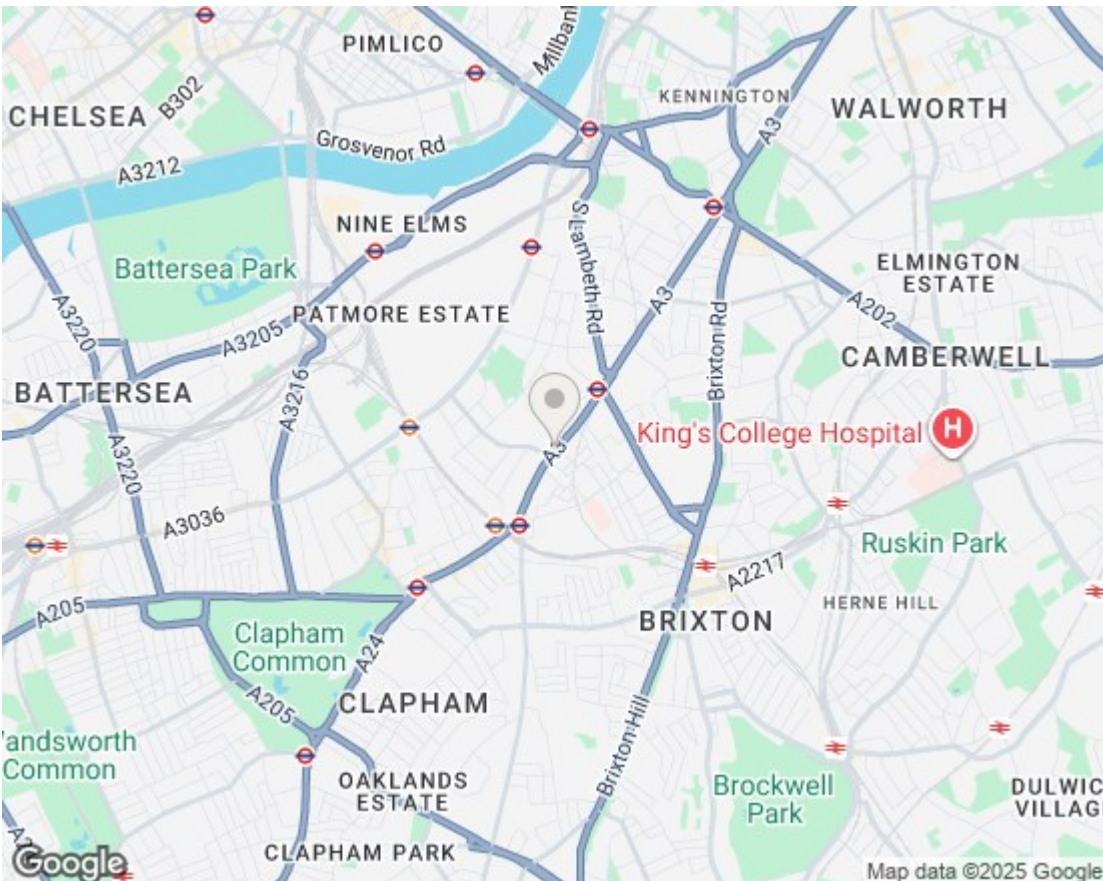
RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



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.

IPWS 3B RESIDENTIAL 108.73 sqm / 1170.36 sqft  
IPWS 3C RESIDENTIAL 105.09 sqm / 1131.18 sqft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.