



## Clarence Walk | Clapham, SW4



A stunning 2 bedroom apartment in this sought after small modern development between Clapham and Stockwell. This top floor property is finished to a high standard and it is offered with no chain. It features a spacious and bright dual aspect open plan kitchen/reception leading to a balcony, a main bedroom with an en-suite shower room, a second double bedroom which is currently used as an office, and a modern second bathroom. The apartment also benefits from underfloor heating, video entry phone system, air ventilation system (newly replaced), long lease, communal garden, bicycle storage and electric blinds in the reception and main bedroom.

Ideally located within a short walk of Clapham High Street and its wide selection of shops, bars and restaurants. Transport links are excellent and include both Clapham North and Stockwell tube stations as well as numerous bus links from Clapham Road.

### In owners' words:

Having lived here for the past 11 years, we love the abundance of natural light, high ceilings and the practical layout with open plan kitchen and living room, 2 bathrooms and 2 double bedrooms. We enjoy the quietness of the flat, but also the great transport network with both Victoria and Northern Lines making it ideal to get into Central London - to Oxford Circus within 20 mins door to door. As well as the benefits of having Clapham, Battersea, Brixton and Vauxhall all within a short walking distance and all amenities on our doorstep.

The flat has a low service charge, which is rare to find, and very low bills. We love the fact its a small block with only 9 flats, giving a real feeling of community, which is rare to find in such a central location.

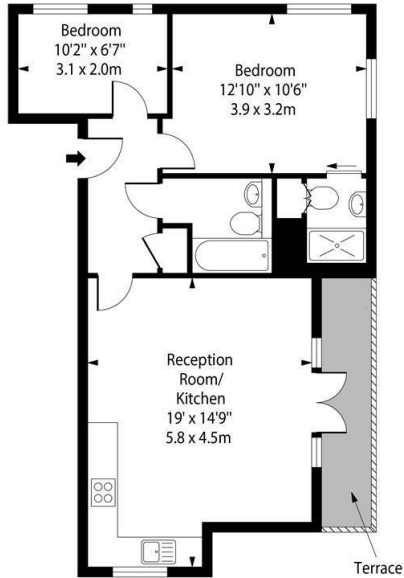
No chain. Lease: 125 years from 2013. Service charge £1529pa. Ground rent: £350. Building insurance: £547.31. EPC=C. Council tax band: C (Lambeth)

- No chain
- 2 bedroom apartment
- Balcony
- High standard finish
- Bathroom & shower room
- Short walk of Clapham High Street
- Clapham North & Stockwell tube stations nearby
- No parking
- Bicycle storage
- Communal garden

## Offers In Excess Of £525,000

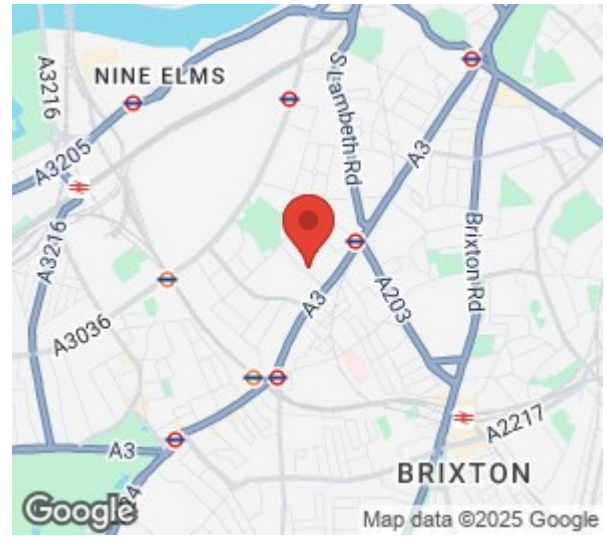
Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.

Clarence Walk,  
Clapham, SW4 6QR



Second Floor

Approx Gross Internal Area 606 Sq Ft - 56.3 Sq M  
For Illustration Purposes Only - Not To Scale  
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| Energy Efficiency Rating                    |  |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  |
|---------------------------------------------|--|--|-----------------------------------------------------------------|--|--|
| Very energy efficient - lower running costs |  |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |  |
| (92 plus) A                                 |  |  | (92 plus) A                                                     |  |  |
| (81-91) B                                   |  |  | (81-91) B                                                       |  |  |
| (69-80) C                                   |  |  | (69-80) C                                                       |  |  |
| (55-68) D                                   |  |  | (55-68) D                                                       |  |  |
| (38-54) E                                   |  |  | (38-54) E                                                       |  |  |
| (21-37) F                                   |  |  | (21-37) F                                                       |  |  |
| (1-20) G                                    |  |  | (1-20) G                                                        |  |  |
| Not energy efficient - higher running costs |  |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |  |
| England & Wales                             |  |  | England & Wales                                                 |  |  |
| EU Directive 2002/91/EC                     |  |  | EU Directive 2002/91/EC                                         |  |  |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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