



Gilmore Lodge
113 Clapham Common North Side, SW4





A spacious two bedroom apartment with secure off road parking situated opposite Clapham Common in Gilmore Lodge.

The property comprises of a bright kitchen/ reception room with wooden floors, a fully fitted kitchen and direct access to the gardens. A large principle bedroom, with built in wardrobes and an ensuite shower room. A second double bedroom, also with built in wardrobes and a further modern bathroom.

Gilmore Lodge is located opposite the green open spaces of Clapham Common on the corner of Elspeth Road and Clapham Common North Side and conveniently located moments from the many shops, bars and restaurants of Battersea Rise and Northcote Road. Clapham Junction Station can also be found within easy reach which provides easy access in and out of Central London.

- Two Bedrooms
- Two Bathrooms
- Reception/Dining Room
- Off Street Parking

Asking Price £850,000

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C	78	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs. EU Directive 2002/91/EC. England, Scotland & Wales

Tenure: Share of Freehold 109 years 7 months
Service Charge: £1423.28
Ground Rent: £0
Local Authority: Wandsworth
Council Tax Band: F

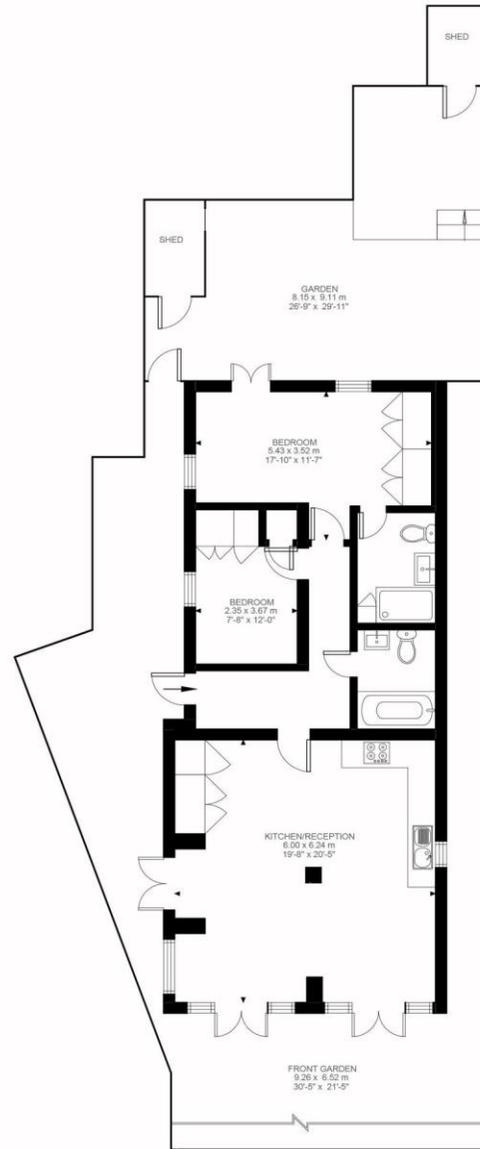
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Approximate Gross Internal Area
83.04 SQ.M / 894 SQ.FT

Ground Floor
894 ft²

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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