



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
92-100 A		
81-91 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

Tenure: Share of Freehold 109 years 7 months

Service Charge: £1423.28

Ground Rent: £0

Local Authority: Wandsworth

Council Tax Band: F

Chestertons Battersea & Clapham Sales

6 Battersea Rise

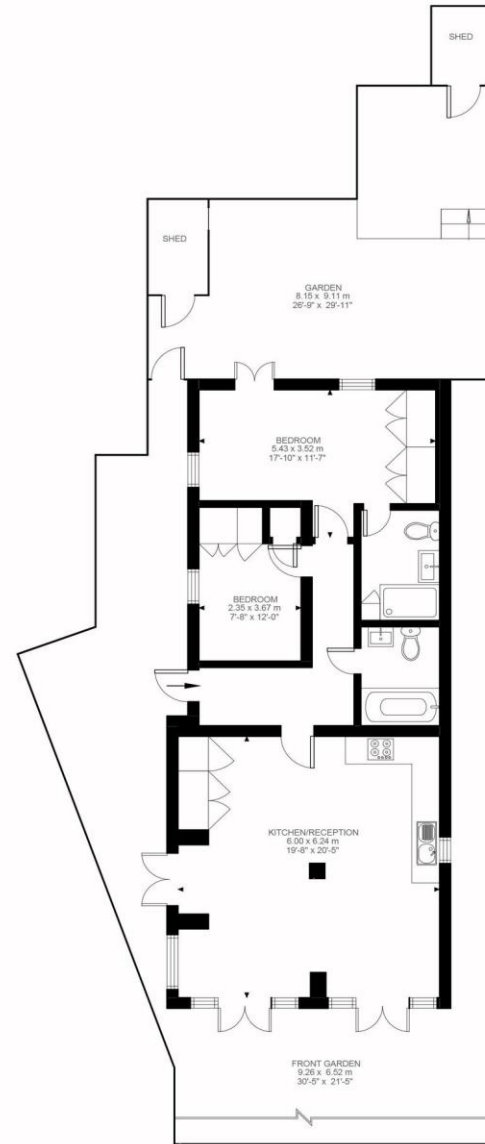
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Approximate Gross Internal Area
83.04 SQ.M / 894 SQ.FT

Ground Floor
894 ft²

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

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