



Hillgate Place  
Clapham South, SW12

CHESTERTONS





Chesterton's present a beautifully distinctive home conveniently situated in the most convenient and central location within the heart of SW12. A short walk from both Clapham South and Balham, this eccentric gem of a property couldn't be better suited for commuting into the City or enjoying the local area of a weekend.

With your own entrance, this property immediately feels like home upon opening your front door. An abundance of light and space is the first to greet you as you ascend into your home which is laid out over two spacious floors and spanning a generous 1200 Sq. Ft.

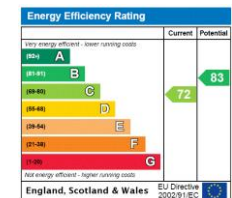
On the first floor there are two double bedrooms, an en-suite to the Master and a modern family bathroom. Both with built in storage and further useful storage cupboard in the hallway.

The second floor includes a contemporary kitchen with integrated appliances leading nicely into a beautiful living and dining space which has been perfectly decorated to maximise the light flooding in from the private roof terrace. An idyllic oasis for entertaining, relaxing and enjoying the sunshine.

The property is less than a five-minute walk to Clapham South underground station (Zone 2) and Clapham Common. The cafes, bars, restaurants and shops local to Balham, Clapham South and Abbeville are also within a convenient ten minute stroll of this much sought after property.

- 2 Bedrooms
- 2 Bathroom
- Reception Room
- Private roof terrace
- Private underground parking

Asking Price £850,000



**Tenure:** Share of Freehold 964 years 11 months

**Service Charge:** £2200

**Local Authority:** Wandsworth

**Council Tax Band:** E

*Chestertons Battersea & Clapham Sales*

6 Battersea Rise

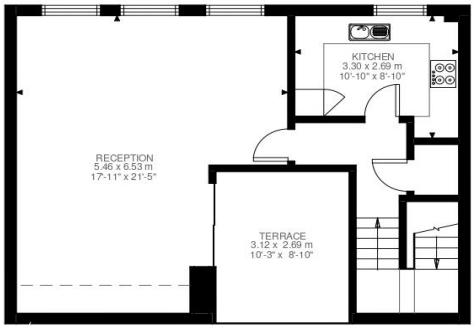
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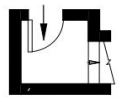
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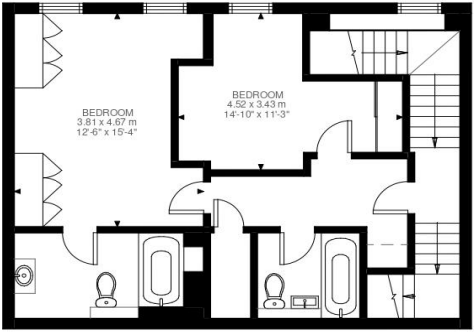
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Second Floor  
527 ft²



Ground Floor  
25 ft²



First Floor  
649 ft²

**Clapham South, SW12**

Approximate Gross Internal Area  
111.57 SQ.M / 1201 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

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

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