



Aristotle Road
Clapham, SW4

CHESTERTONS





Chestertons has the pleasure of presenting this delightful ground floor Victorian conversion in the heart of Clapham.

The property comprises of a large bright living area to the front followed by the generous master bedroom with space for ample storage. Progressing through the property there is a second double bedroom and bathroom with both shower and bath facilities. To the rear the property boasts a large eat in kitchen/diner with access to a private south-facing garden, ideal for entertaining in the summer.

Aristotle Road is situated close to the cafes, restaurants and amenities of Clapham High Street and both Clapham Common and North underground stations as well as Clapham High Street mainline station.

- A delightful ground floor Victorian conversion flat
- Generous bright living area
- Large eat in kitchen/diner
- Generous master bedroom
- Second double bedroom
- Bathroom with both shower and bath facilities
- Private garden
- Close to the cafes, restaurants and amenities c Clapham High Street and both Clapham Common
- Near Clapham North underground and Clapham High Street mainline stations

Asking Price £600,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		81
81-90 B		
71-80 C	70	
61-70 D		
51-60 E		
41-50 F		
31-40 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Leasehold 166 years 9 months

Service Charge: £2868.7 At this moment we are not aware of any plans for additional

Ground Rent: £0

Local Authority: Lambeth

Council Tax Band: D

Chestertons Battersea & Clapham Sales

6 Battersea Rise

London

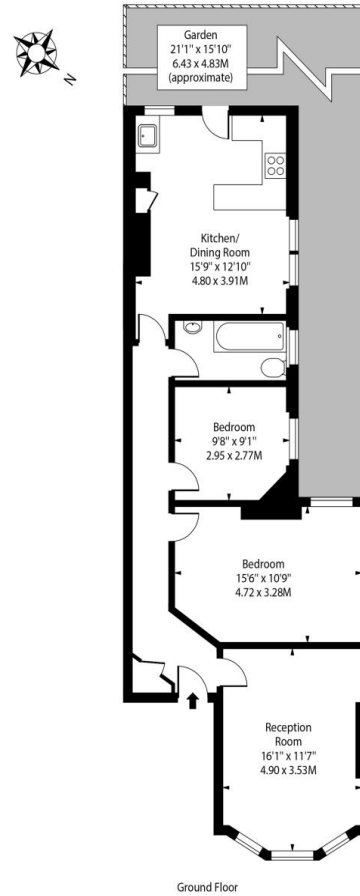
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Approx Gross Internal Area **818 Sq Ft - 75.99 Sq M**

(Includes Limited Use Area - 11 Sq Ft)

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 49823



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