



Elmhurst Mansions
Edgeley Road, SW4

CHESTERTONS





Chestertons has pleasure introducing to the market a ground floor flat set in a prime spot close to Clapham Old Town and just off Clapham High Street within a Victorian Mansion block.

This lovely flat benefits from well-proportioned accommodation, with an abundance of character including sash windows and a wooden flooring throughout. On entering the flat there is a large reception room to the front with a bay window complete with shutters and a pretty fireplace. There is a spacious and bright double bedroom. Towards the rear is a modern shower room and an eat in kitchen with ample space for dining. The private south-west facing garden is off the kitchen to the rear.

Elmhurst Mansions is located on Edgeley Road which is a popular residential road close to Clapham Old Town and just off Clapham High Street, famous for its vibrant and bustling cafes, bars and restaurants. The transport links within a five minute walk of the property include Clapham High Street Overground station, Clapham North and Clapham Common Underground stations (Zone 2) and plenty of bus routes.

- 1 bedroom
- 1 bathroom
- Ground floor
- Garden
- Period

Offers in excess of
£500,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D	68	78
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC

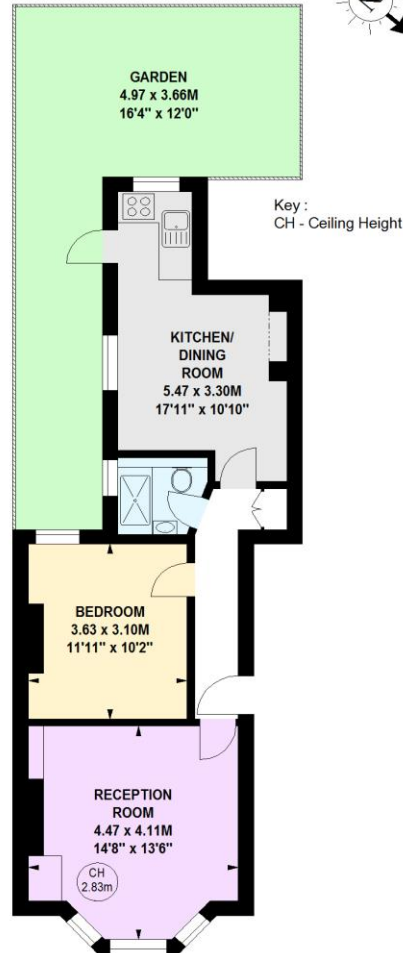
Tenure: Leasehold 165 years 2 months
Service Charge: £2800
Ground Rent: £0 Peppercorn
Local Authority: Lambeth
Council Tax Band: B

Chestertons Battersea & Clapham Sales

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Approximate gross internal area
52.21 sq m / 562 sq ft



Ground Floor

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