



Old Town
Clapham, SW4





Set on one of the best streets in Clapham, this three bedroom property is offered to the market chain free and with great accommodation.

With three double bedrooms arranged over two separate floors this flat offers expansive space in both the living areas and the bedrooms. The property benefits from an open plan kitchen/living room with an island and ample space for a large sofa with dining table and television unit. Upstairs two excellent sized double bedrooms are offered with plenty of space for built in storage, as well as your second bathroom.

The property boasts an extensive 950 Square Feet of internal accommodation as well as the use of a small terrace outside of the front door.

- Approaching 1000 Square feet
- 3 Bedrooms
- 2 Bathrooms
- Prime Clapham Old Town
- Open Plan kitchen/living room

Asking Price £700,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C	78	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

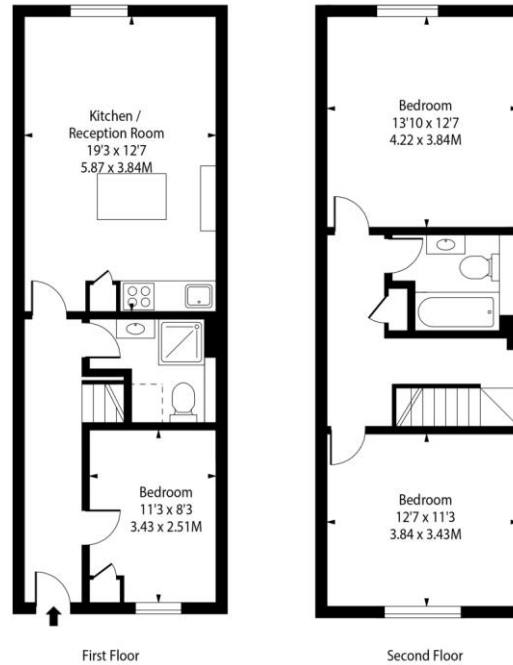
England, Scotland & Wales

Tenure: Leasehold 99 years 9 months
Service Charge: £2000.27
Ground Rent: £100
Local Authority: Lambeth
Council Tax Band: D

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Approx Gross Internal Area **956 Sq Ft - 88.82 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. 49935

