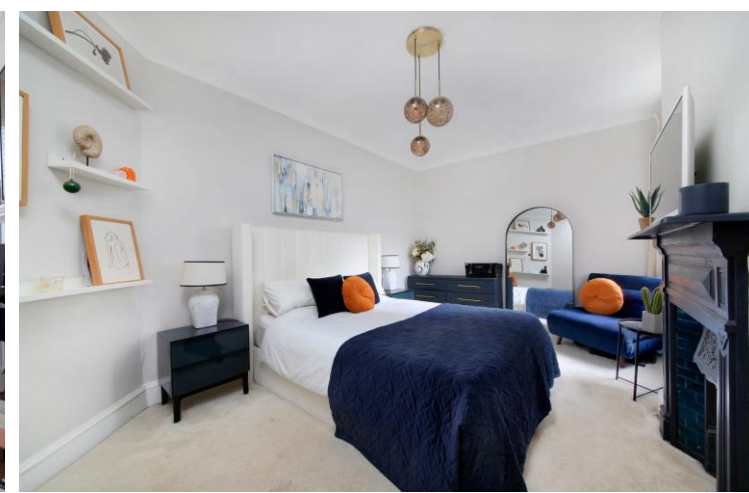




Aristotle Road
Clapham, SW4

CHESTERTONS





Chestertons takes pleasure introducing to market this ground floor Victorian conversion two bedroom flat, set in on prime street just off Clapham High Street.

The flat is Share of Freehold and to be sold chain free. Benefitting from well-proportioned accommodation, fully refurbished by the current owners and with potential to extend into the garden (STPP).

On entering the flat there is a good size reception room, which can be used as a third bedroom with original cornicing and lovely original fireplace. Leading from the hallway is the master bedroom with feature fireplace and a further second double bedroom, bathroom with bath/shower. To the rear of the property is a large eat-in kitchen dinner that leads out to the generous and sunny private rear garden.

The property is located just off Clapham High Street with easy access to multiple transport links, including Clapham North/Clapham Common underground (Northern Line), Stockwell underground (Victoria Line), Clapham High Street Overground station. With a multitude of cafes, restaurants, bars, shopping and leisure facilities local to Clapham High Street just a short walk from your front door.

- Refurbished Victorian conversion
- Two double bedrooms
- Private south facing garden
- Share of Freehold with potential to extend (STPP)
- Chain free

Asking Price £700,000

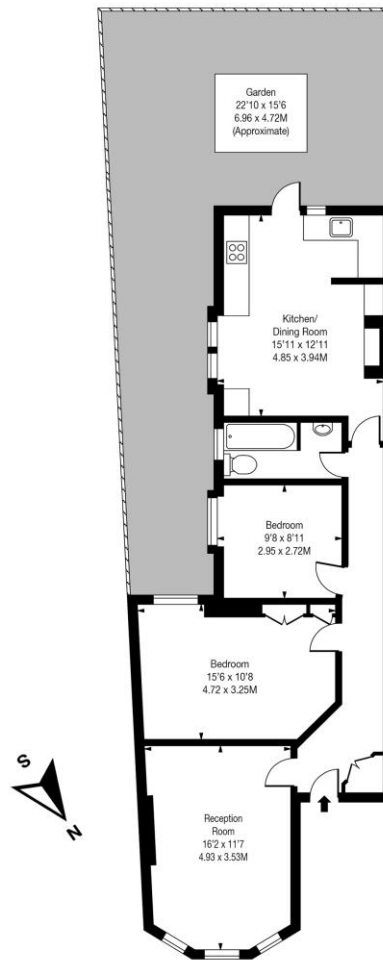
Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		75
55-68 D	61	
49-54 E		
35-48 F		
13-34 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Share of Freehold 142 years 7 months
Service Charge: £600
Ground Rent: £0
Local Authority: Wandsworth
Council Tax Band: D

Chestertons Battersea & Clapham Sales

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 020 7924 4400
 chestertons.co.uk

Aristotle Road, SW4



Ground Floor

Approx Gross Internal Area 806 Sq Ft - 74.88 Sq M

Includes Limited Use Area - 8 Sq Ft
 Drawn in accordance with IPMS 3B: Residential
 Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 50729



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