



Lambourn Road  
Clapham, SW4

CHESTERTONS









A charming Victorian garden flat, located on a sought after road in the prestigious Clapham Old Town. Boasting one large double bedroom, characterful private garden and a lovely open plan sitting room - kitchen.

Lambourn Road is a quiet street in Old Town, excellently located for the amenities and transport links such as Clapham Common tube and London Overground services at Wandsworth Road.

- Period
- Garden
- Old Town
- One bedroom

Asking Price £415,000

Energy Efficiency Rating		Current	Potential
95+	A		
81-94	B		
69-80	C	73	75
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC

**Tenure:** Leasehold 153 years 3 months  
**Service Charge:** £0 None  
**Ground Rent:** £0 None  
**Local Authority:** Lambeth Council  
**Council Tax Band:** E

*Chestertons Battersea & Clapham Sales*

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CAPTURE DATE 14/03/2022 LASER SCAN POINTS 1,883,086

GROSS INTERNAL AREA

36.07 sqm / 388.25 sqft



Lower Ground Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
36.07 sqm / 388.25 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes walkrooms, restricted head height  
34.38 sqm / 370.06 sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.80 sqm / 8.61 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWAS 3B RESIDENTIAL 35.93 sqm / 386.75 sqft  
IPWAS 3C RESIDENTIAL 34.38 sqm / 370.06 sqft

spec id: 622b7610db065e0dda2d261

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