



Larkhall Rise
Clapham, SW4

CHESTERTONS





Chestertons are delighted to introduce to the market this charming two double bedroom second floor flat situated within a characterful Victorian mansion block.

The flat boasts light and airy accommodation with tasteful décor throughout and is approximately 850 sq. ft. On entering the building you are welcomed by a neatly kept communal hallway which has recently been refurbished. Once inside the property there is an inviting hallway which benefits from real wooden floors and provides access to the connecting rooms. To the front of the property is the first of the two double bedrooms which benefits from direct views over the communal gardens, high ceilings and a feature fireplace.

The second double bedroom is located to the rear of the property and benefits from a built in wardrobe and high ceilings throughout. The spacious living room is situated to the front of the property and has a number of period features including a large bay window, period fireplace and decorative corning. There is a large separate eat in kitchen to the rear of the property which has direct views looking over Battersea Power Station and the City of London.

The flat is located on Larkhall Rise, a popular residential street leading into the heart of Clapham Old Town. The amenities of Clapham High Street and the green spaces of Clapham Common are also close by. Local transport links include Clapham North Underground Station and Wandsworth Road Overground Station.

- A charming two double bedroom top floor flat
- Very well presented throughout
- An abundance of period features throughout
- Spacious reception room with direct views over the communal gardens
- Separate eat in kitchen with views of the city
- Two equal sized double bedrooms
- Neatly kept large communal gardens
- Moments from an abundance of cafes, restaurants, bars, shops and the green spaces of Clapham Common
- Close to Clapham High Street, Wandsworth Road Overground and Clapham North Underground

Offers in excess of
£600,000

Energy Efficiency Rating		
Less energy efficient - higher running costs	Current	Potential
95-100 A		
81-94 B		
69-80 C		
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: Share of Freehold 971 years 1 months

Service Charge: £2000

Ground Rent: £0

Local Authority: Lambeth

Council Tax Band: D

Chestertons Battersea & Clapham Sales

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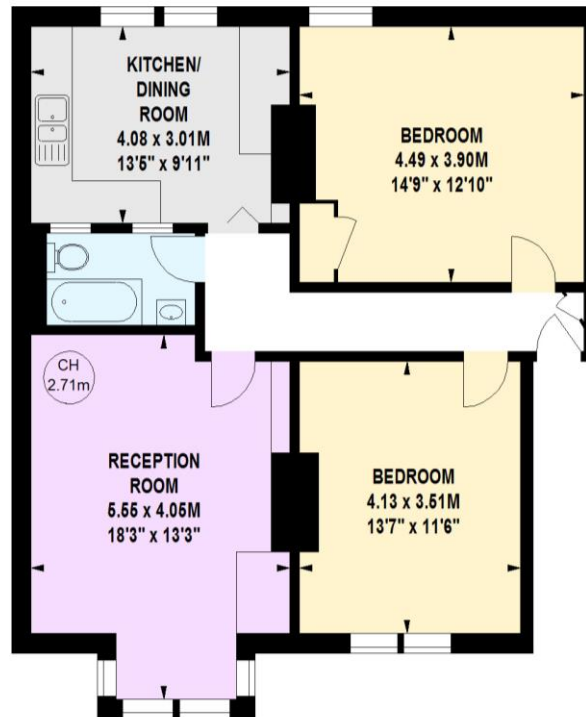
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Approximate gross internal area

78.50 sq m / 845 sq ft

Key :
CH - Ceiling Height



Second Floor

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