



Lynette Avenue  
Clapham, SW4

CHESTERTONS









A fantastic two bedroom garden flat situated on Lynnette Avenue.

The property comprises a large Reception/ Dining room with door leading straight onto the well-kept garden. A separate kitchen. Two spacious double bedrooms, each with built in wardrobes. A large bathroom and extremely convenient basement.

Although spacious already, this property also holds potential to extend further towards the rear of the property.

Lynette Avenue is within touching distance of the green open spaces of Clapham Common and a moment's walk from Clapham South Underground station providing direct links to the City and the West End. The cafes, restaurants, shopping and leisure facilities local to Clapham South, Balham and Abbeville Village are all within very close proximity of this much sought after flat.

- 
- Reception/ Dining Room
  - Separate Kithchen
  - Two Bedrooms
  - One Bathroom
  - Basement
  - Garden

Asking Price £800,000

---

**Tenure:** Share of Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Lambeth  
**Council Tax Band:** D

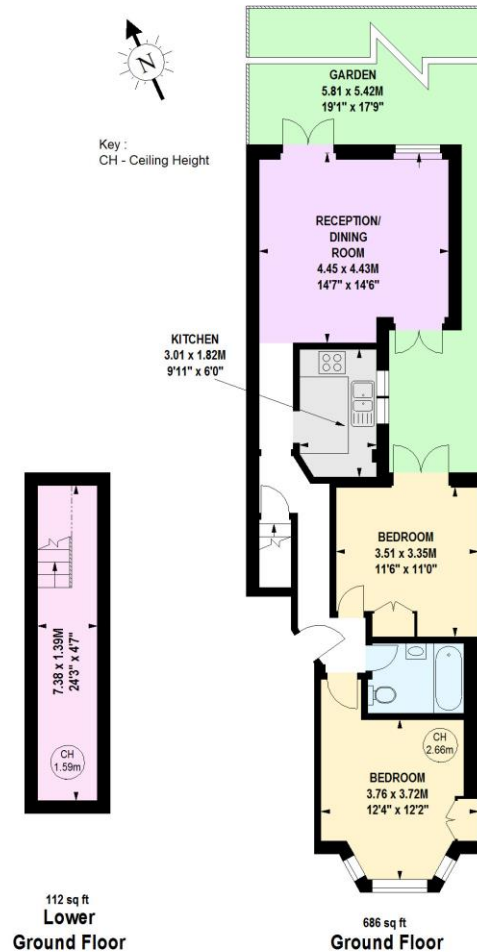
*Chestertons Battersea & Clapham Sales*

6 Battersea Rise  
London  
SW11 1ED  
battersearise@chestertons.co.uk  
020 7924 4400  
[chestertons.co.uk](http://chestertons.co.uk)

## Lynette Avenue, SW4

Approximate gross internal area

74.13 sq m / 798 sq ft



This floor plan is a representation for guidance purposes only, not for valuation.  
Any figure is approximate and must not be relied on as a statement of fact.  
Copyright of Wyatt Dixon Homes

**WYATT DIXON  
HOMES**

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable