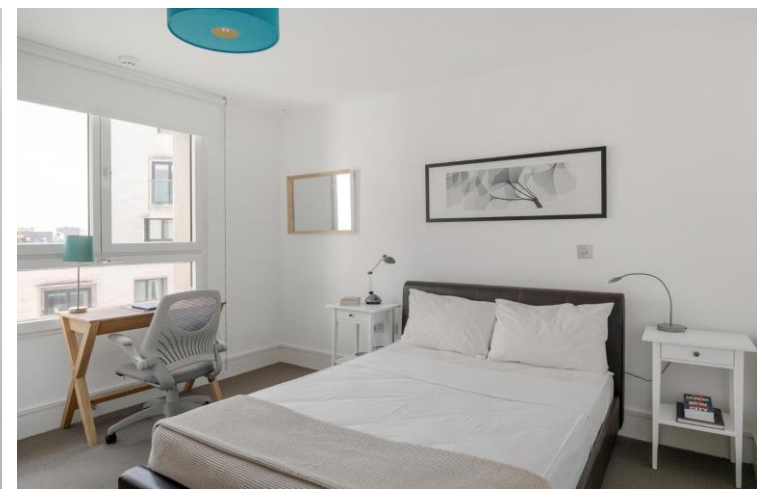




St. Luke's Avenue  
London, SW4

CHESTERTONS









A spacious two bedroom apartment, situated on the third floor of this modern development on Clapham High Street.

This property comprises a spacious kitchen/ reception room, sizable master bedroom with en-suite shower room, a second double bedroom serviced by a separate bathroom. The development benefits from a concierge and two communal roof terraces.

The Library Building is an award winning development situated perfectly on the corner of St Luke's Avenue and Clapham High Street, just a short walk (0.2 miles) from Clapham Common Tube Station. The property is well located to benefit from the wealth of shops, restaurants, bars and amenities that Clapham has to offer.

- Two Bedroom
- Two Bathroom
- Kitchen/ Reception
- Concierge
- Communal Terrace

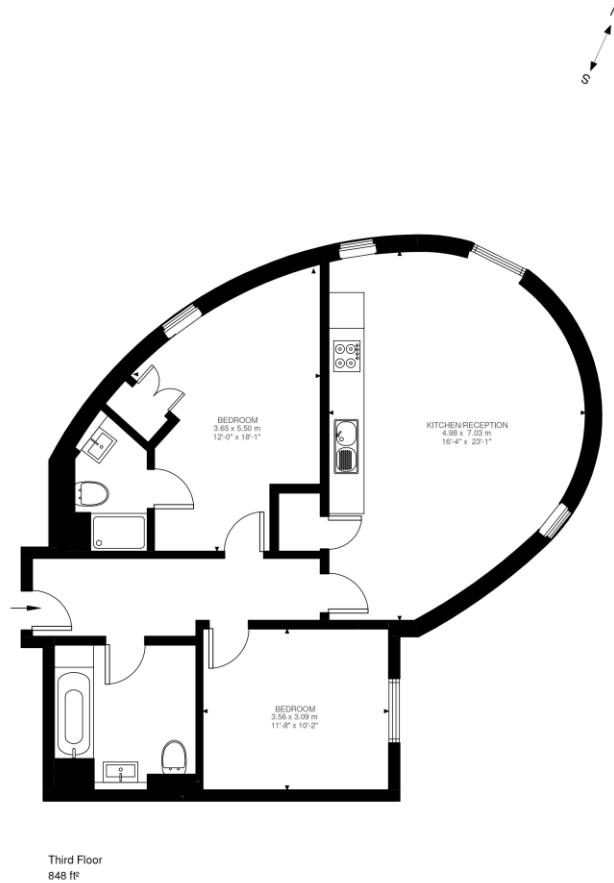
Asking Price £600,000

Energy Efficiency Rating		
Not energy efficient - higher running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	72	72
55-68 D		
49-54 E		
41-45 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**Tenure:** Leasehold  
**Service Charge:** £tbc  
**Ground Rent:** £tbc  
**Local Authority:** Lambeth  
**Council Tax Band:** E

*Chestertons Battersea & Clapham Sales*

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St.Luke's Avenue, SW4  
Approximate Gross Internal Area  
78.78 SQ.M / 848 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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