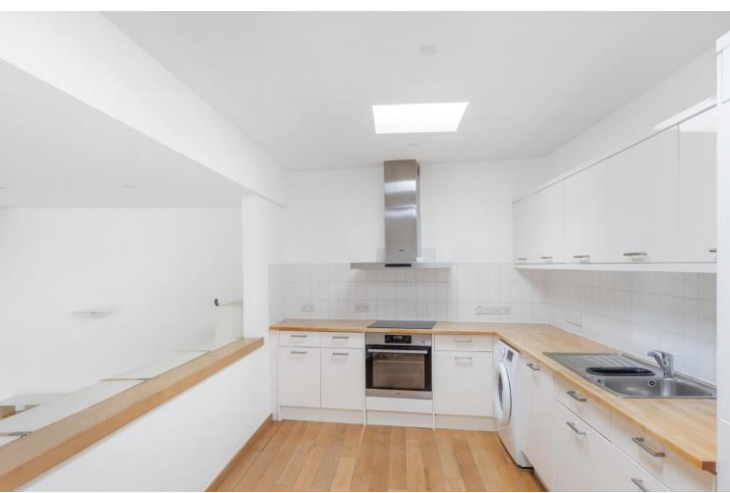




The Pavement  
London, SW4

CHESTERTONS









A spacious first floor one bedroom apartment which offers a generous open-plan living space with a fresh modern interior and plentiful natural light.

The Pavement is a prime spot with ideal access to Clapham High Street which is known for its vibrant and bustling cafes, restaurants and bars and also offers excellent shopping facilities.

The transport links can be found at Clapham Common underground station, Clapham High Street mainline station and numerous bus routes servicing central London and beyond. The green open spaces of Clapham Common are also located opposite this exceptional flat.

- 1 Reception
- 1 Bedroom
- 1 Bathroom
- First Floor Flat
- Communal Garden

Asking Price £550,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E	45	54
41-48	F		
35-39	G		

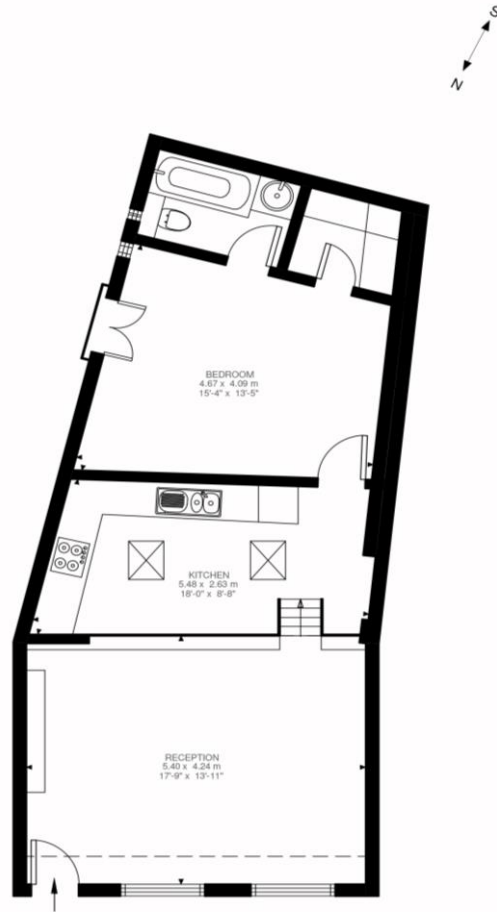
Not energy efficient - higher running costs

EU Directive 2002/91/EC

**Tenure:** Leasehold 164 years 3 months  
**Service Charge:** £2362.63  
**Ground Rent:** £0 Peppercorn  
**Local Authority:** Lambeth  
**Council Tax Band:** D

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 chestertons.co.uk



First Floor  
663 ft²

**The Pavement, SW4**  
Approximate Gross Internal Area  
61.56 SQ.M / 663 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

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

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