



Hillgate Place
Clapham, SW12

CHESTERTONS





Introducing a charming 1-bedroom flat located in the sought-after Hillgate Place, London.

This delightful property offers a comfortable living space of 474 square feet, perfect for individuals or couples seeking a cosy home.

The flat features a private gated entrance, ensuring security and tranquillity.

With a share of freehold, this property presents an excellent investment opportunity. Situated in a vibrant neighbourhood, residents can enjoy the convenience of having 101 restaurants within a 15-minute walk, offering a wide range of cuisines. Additionally, the flat is well-connected, with 3 tube stations and 2 train stations within a 20-minute walk, providing easy access to various parts of the city. Nature enthusiasts will appreciate the proximity to Clapham Common and Agnes Riley Gardens, both ranked in the top 20% of areas in London for access to green space. Whether it's dining out, commuting, or enjoying outdoor activities, this flat offers an ideal London lifestyle.

- Communal Gardens
- Off Street Parking
- In the Heart of Balham

Asking Price £400,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
72-81 C	78	82
63-71 D		
54-62 E		
45-53 F		
35-44 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Share of Freehold 963 years
Service Charge: £2000
Ground Rent: £0
Local Authority: Wandsworth
Council Tax Band: D

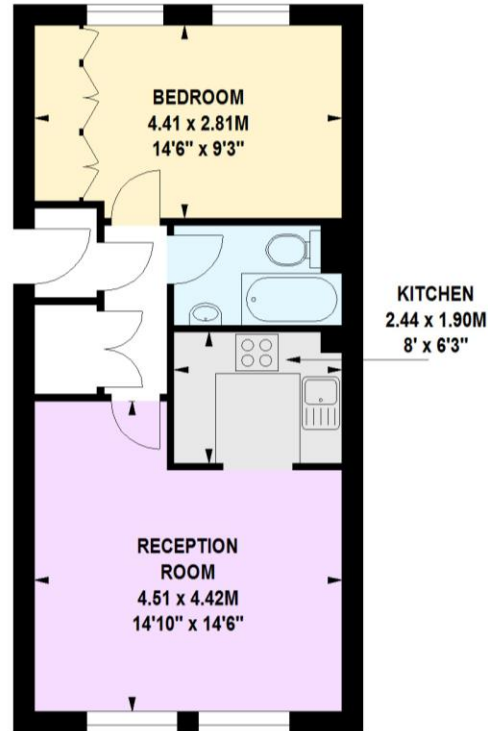
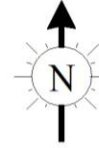
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Approximate gross internal area

43.76 sq m / 471 sq ft



First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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