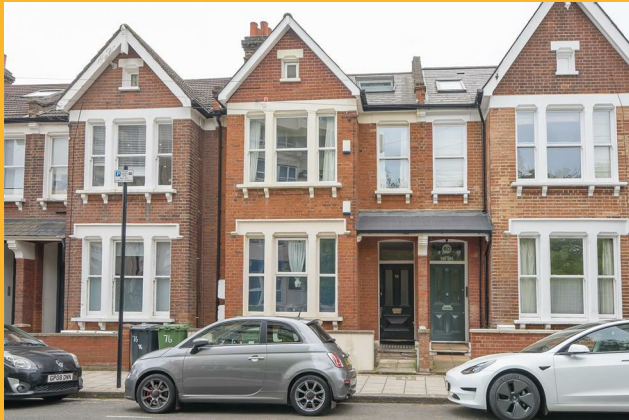




SHARE OF FREEHOLD

78 GRANTHAM ROAD

- Three double bedrooms
- Kitchen/dining room
- Separate reception room
- Fantastic transport links
- No onward chain
- Split level



A fantastic split-level flat offering over 1,000 sqft of spacious accommodation.

On the first floor, there is a generous landing that leads to three double bedrooms, all with ample space for storage and wonderful ceiling height.

Upstairs, to the rear, you find a bright kitchen/dining room with a range of fitted units, integrated appliances, and extra space for freestanding furniture. A charming dining area by the window is bathed in natural light, enhanced by a large Velux window overhead.

The bathroom includes both a bath and a shower attachment for added convenience.

At the top level, a cleverly designed, separate reception area offers a welcoming and versatile space, currently arranged with three sofas and two workstations, but with plenty of options to suit your needs.

This property is offered with no onward chain and features spacious, adaptable accommodation.

Ideally situated within walking distance of Clapham North, Stockwell, and Brixton tube stations, as well as Clapham High Street train station and multiple bus routes, you'll enjoy excellent transport links to all that London has to offer. The area is packed with a diverse range of shops, pubs, restaurants, a cinema, cafes, and gyms, ensuring there's something for everyone.

Check your broadband and mobile coverage here <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

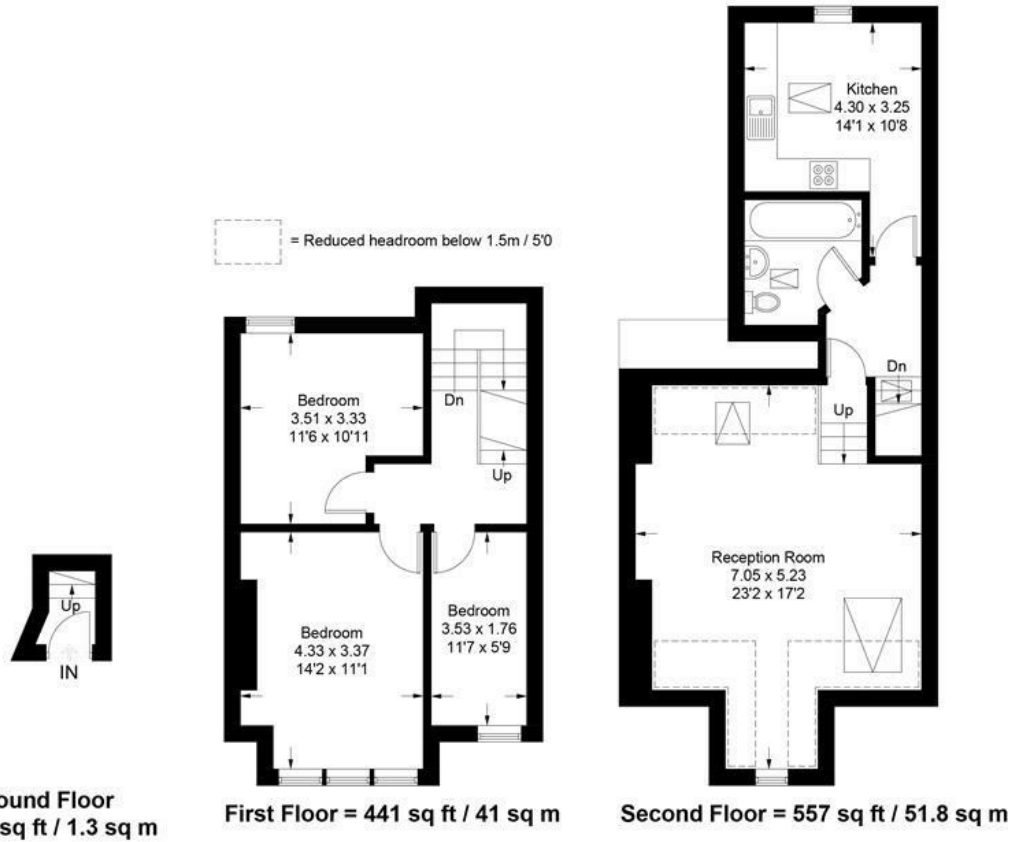
Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

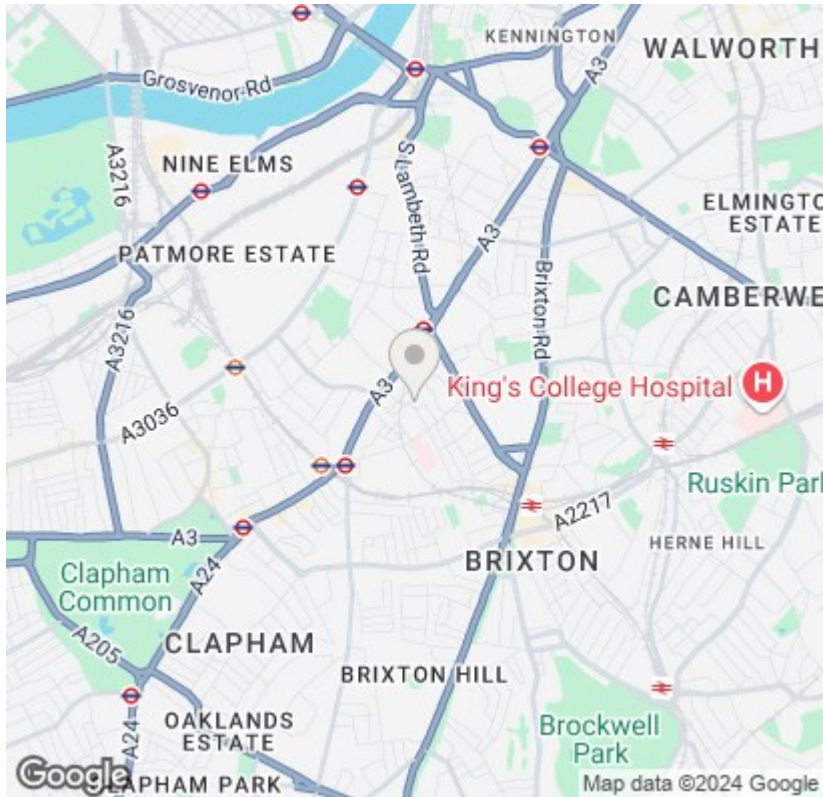
Grantham Road, London, SW9


Approximate Gross Internal Area = 94.1 sq m / 1012 sq ft



78 GRANTHAM ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

LAURENT

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements