



## Clarence Avenue, SW4

£3,400 Per calendar month

This exceptional two bedroom flat in Clapham has been finished to a high specification. Offering a stylish and comfortable living area with an open plan reception room, an eat-in kitchen, modern bathroom and a large communal garden with a private decking area.

Located in a desirable part of Clapham, with Abbeville Road and its many boutique shops, restaurants and cafés nearby. Along with Clapham Common station within walking distance.

### Features

- Two Double Bedrooms
- Separate Reception Room
- Eat-In Kitchen
- Modern Specification
- Large Communal Garden
- Abbeville Village





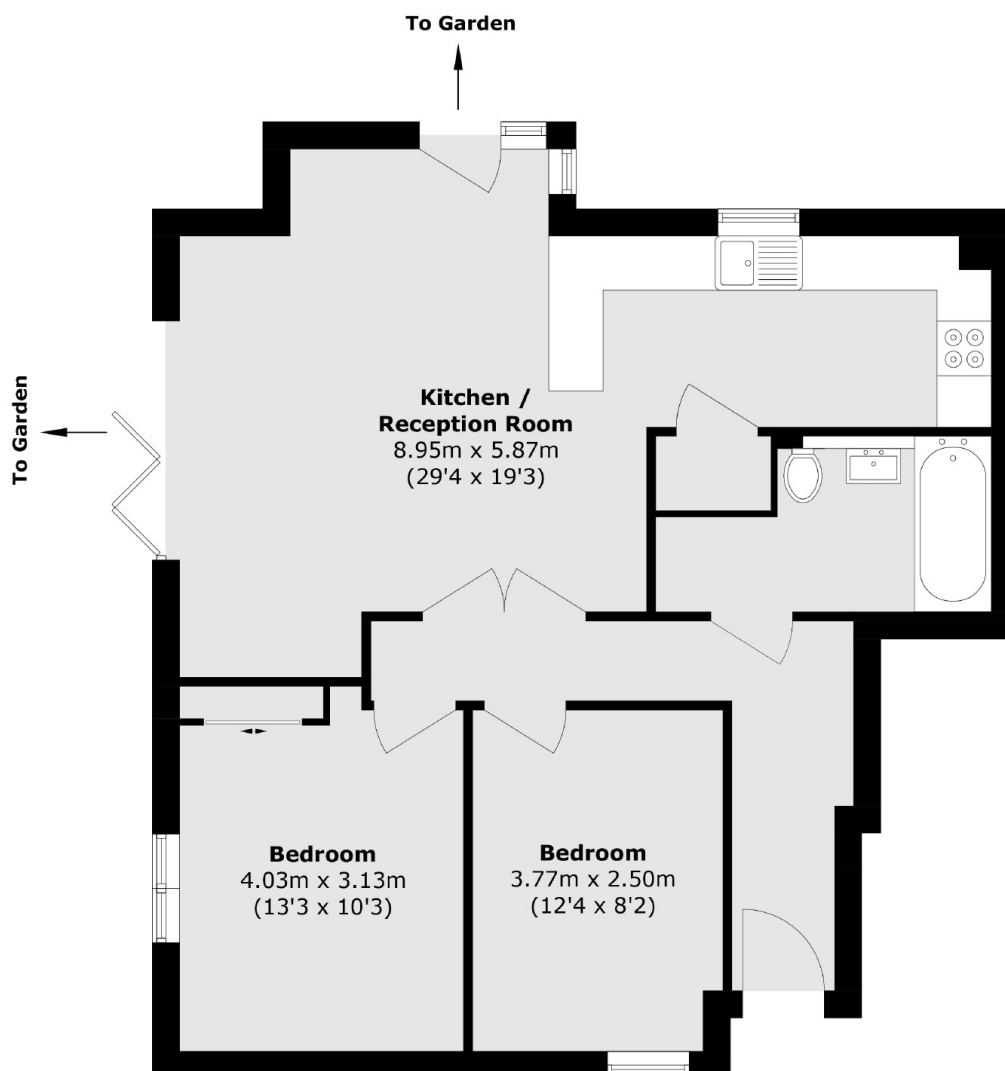
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Set on the ground floor, the property comes with parquet flooring, bi-folding doors and double glazing throughout.





# Clarence Avenue, London, SW4



Total area (approx.): 74.3 sq. m (799.7 sq. ft)

## Dexters

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Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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