



**Rhodesia Road, Clapham, SW9**

3 bedroom flat - conversion for sale

**£725,000**

Share of Freehold

## Property Details

A versatile three bedroom split-level flat with a private garden. Lovingly renovated by the current vendors during their ownership, including new bathroom, new kitchen, new flooring downstairs and landscaping the garden. Flooded with light through large windows, the reception is spacious with a sociable yet restful ambience with charming period features. Adjacent, the separate kitchen overlooks the garden, fully integrated with storage down both sides, creating an ergonomic space in which to cook. A patio door with paned glass surround draws light into the room, providing access to the garden. South-East facing there is sun in the garden throughout the day. Landscaped with a lawn framed by a paved patio and surrounded by greenery for a soothing escape from city life. Ideal for families or sharers, the bedrooms are all doubles, peacefully nestled to the rear. The two largest are particularly well proportioned with fitted wardrobes, set on differing levels of the home. Still a comfortable double, the third has space for the traditional furnishings. The bathroom is stylishly neutral, with a bathtub with overhead shower. There is lots of built in storage including a cellar, and the roof was recently re-tiled and pointed.

## Features

- Three double bedrooms
- South-East facing private garden
- Split-level period conversion
- Over 850 square feet
- Potential to extend STNP
- Beautifully presented throughout
- Desirable, neighbourly street
- Clapham High Street and Stockwell both a seven-minute walk
- Victoria and Northern Lines plus Overground
- Share of freehold

Council tax band D      EPC rating C (71)

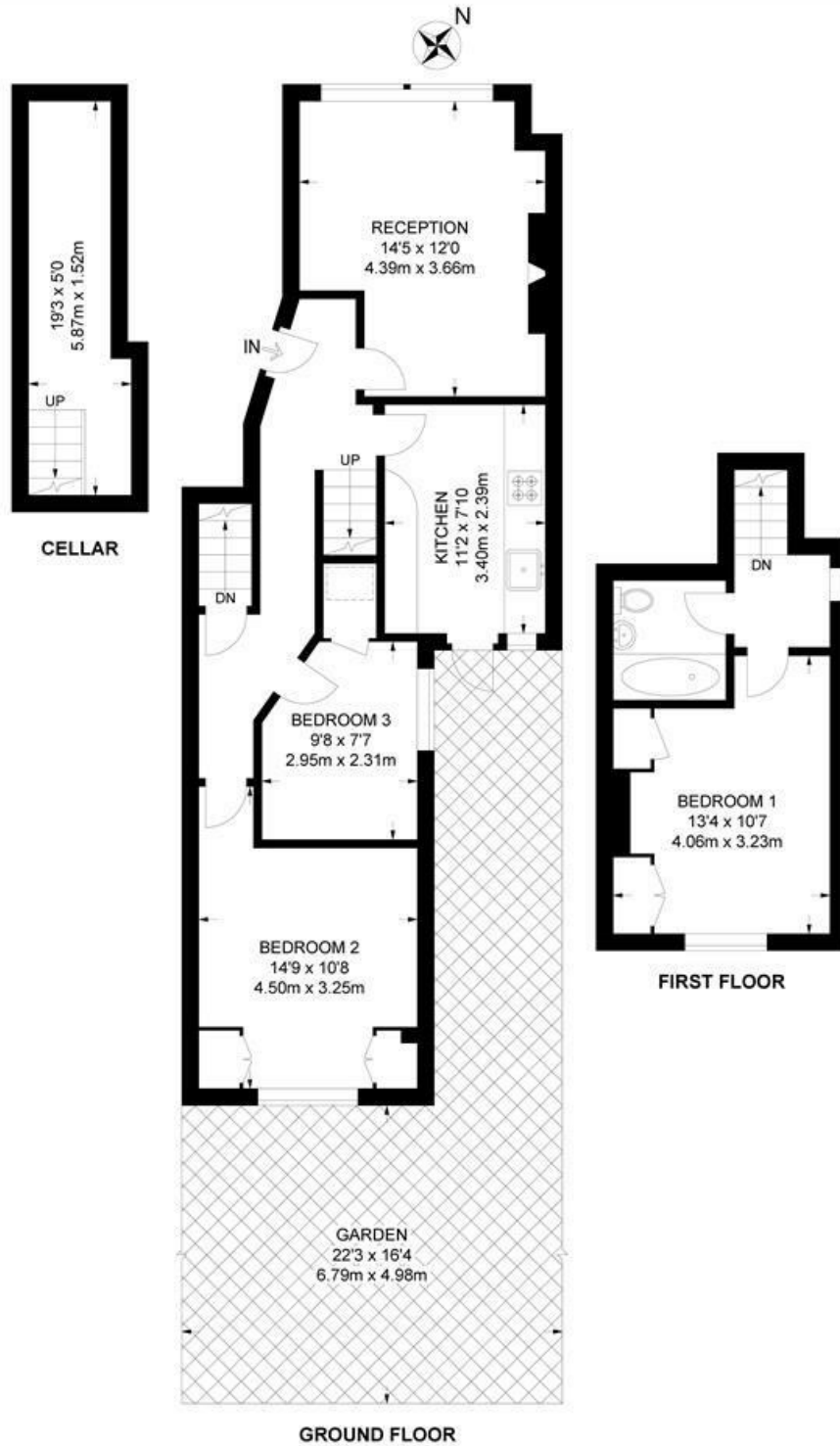


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**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **874 SQ FT / 81.2 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR : **790 SQ FT / 73.4 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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