



**Albion Avenue, Clapham, SW8**

2 bedroom flat - purpose built for sale

**£450,000**

Leasehold

## Property Details

A spacious two double bedroom, split-level apartment within an attractive purpose built property, set back from the street. Lovingly cared for by the current vendors, this appealing home underwent refurbishment just two years ago. The reception room offers sizeable proportions, flooded with natural light from large pane windows and featuring characterful wooden flooring, the perfect hub in which to entertain or unwind, complete with a feature fireplace and handy storage cupboard to the rear. The separate kitchen was refurbished two years ago with contemporary white cabinetry complimented by wooden worktops. The units wrap around to create an ergonomic and practical space with ample storage and plentiful work surfaces. Upstairs, both bedrooms are doubles, the principal is particularly sizeable, nestled behind a large bay window with a cosy window seat. Still a double, the second bedroom is currently an attractive nursery, with leafy views and wooden flooring. Fully re-fitted six years ago including with a new boiler, the bathroom is styled to suit contemporary trends. Completing this fantastic home is further storage on both the upstairs landing and next to the private entrance in the downstairs hall.

## Features

- Two double bedrooms
- Own private entrance
- Split over two floors
- Attractive purpose built
- Beautifully presented throughout
- Bright and airy
- Clapham High Street a nine-minute walk
- Battersea Power Station a twenty-minute stroll
- Excellent transport links in every direction

Council tax band B    EPC rating C (77)

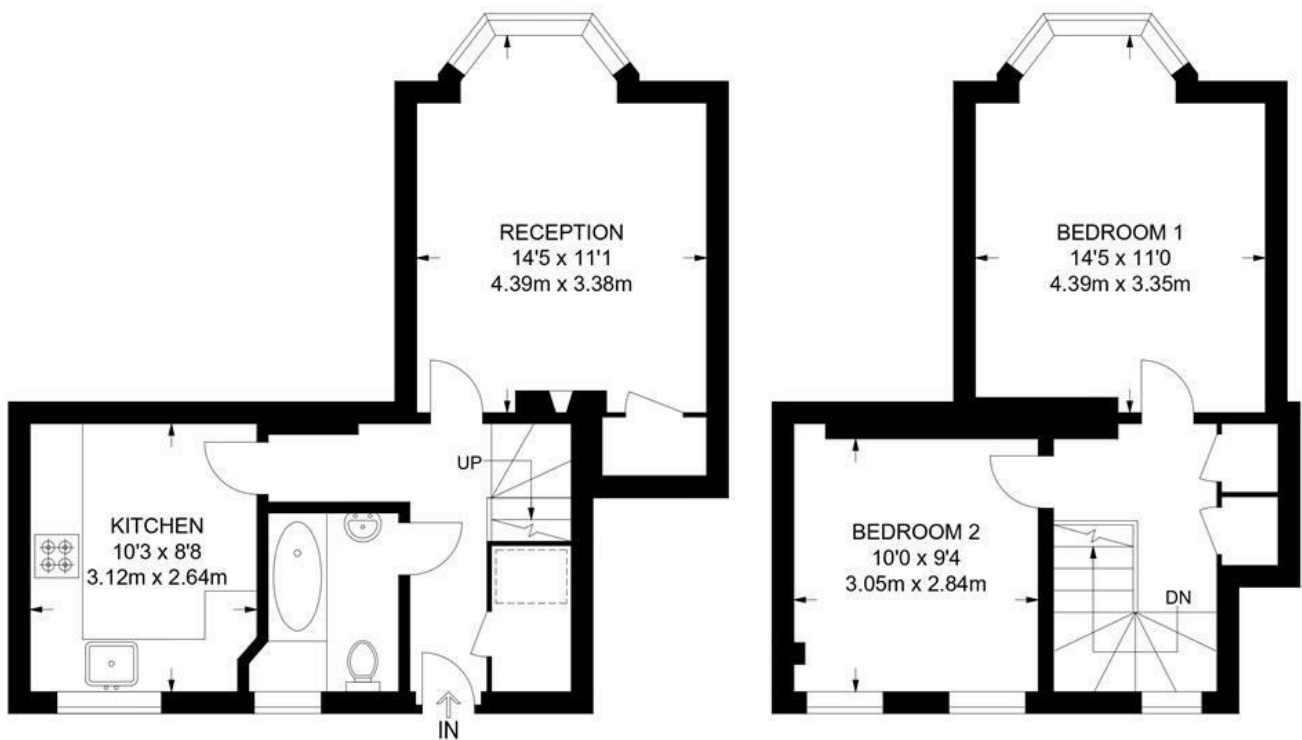




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **698 SQ FT / 64.8 SQ M**



**FIRST FLOOR**

**SECOND FLOOR**



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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