



**Clapham Road, Clapham, SW9**

3 bedroom flat - conversion for sale

**£675,000**

Share of Freehold

## Property Details

An appealing three double bedroom Grade II Listed apartment with a private terrace, huge lawned garden and allocated off-street parking, set back from the street, close to Clapham High Street. The third floor position allows for additional light and privacy. The fantastic open-plan reception is no exception, with lofty, vaulted ceilings promoting a cavernous ambience suited to entertaining or relaxing. The contemporary kitchen has gloss cabinetry providing a practical and appealing space to cook. This generous room boasts the dimensions for a dining area, comfortable lounge, plus a significant storage mezzanine above the kitchen. Glass French doors allow the breeze to flow in, providing access to the sunny terrace. Perfect for relishing the summer months this low-maintenance terrace is sure to be enjoyed come day or night. A huge lawned garden is also on offer, a well-maintained space to BBQ or enjoy the occasional catch-up with a neighbour with whom this sunny spot is shared. All three bedrooms are doubles, with secondary glazing to promote a peaceful night's sleep. Neutrally presented, the bathroom has a bathtub plus overhead shower. The icing on the cake is the rarity of an allocated off-street parking space.

## Features

- Three double bedrooms
- Private South-East facing terrace
- Share of huge lawned garden
- Grade II listed conversion
- Off-street parking
- Bright and airy
- Set back from the street
- Ideal location minutes from Clapham High Street
- Northern line, Victoria line and Overground
- Share of freehold

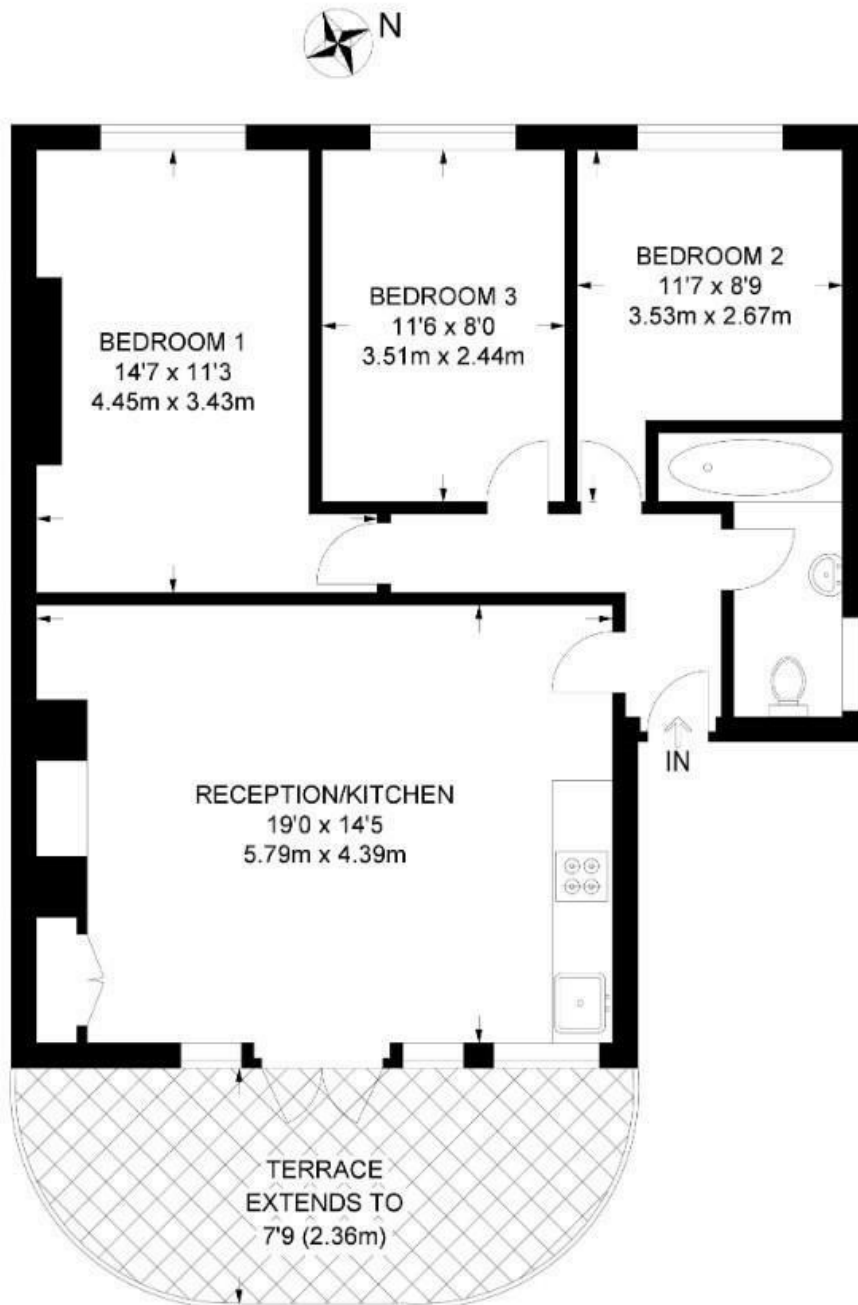
Council tax band D    EPC rating D (60)



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**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **700 SQ FT / 65 SQ M**



**THIRD 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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