

**Shandon Road, Clapham, SW4**

2 bedroom flat for sale

**£650,000**

Leasehold

## Property Details

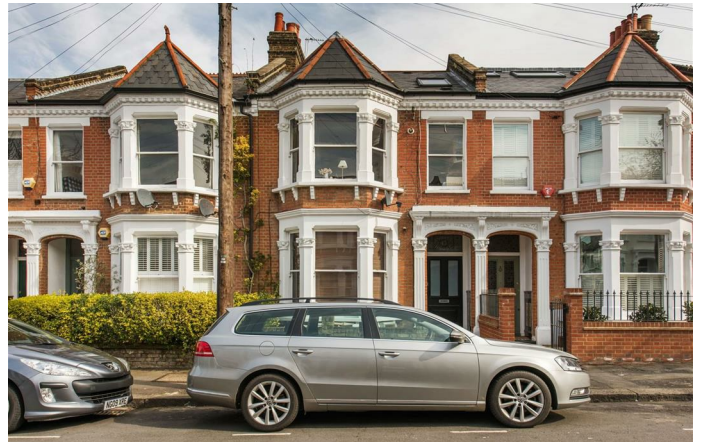
A beautifully proportioned two-bedroom garden flat on a sought-after residential street in Clapham's Abbeville Village. The spacious open-plan reception at the rear features a bright bay window and a contemporary kitchen, ideal for entertaining. French doors lead to a low-maintenance wrap-around private garden, offering a peaceful outdoor retreat with potential for re-landscaping. The principal double bedroom at the front boasts elegant sash windows, while the second double bedroom has garden access and can also serve as a guest room, nursery, or home office. A modern bathroom with a bathtub and overhead shower sits between the bedrooms. A neutral blank canvas, this home is packed full of potential, ready for you to stamp your own decorative mark, with precedent also set on the street should you wish to seek the necessary permissions to extend into the side return in the future. Perfectly located moments from Abbeville Road's vibrant mix of shops, cafés, and restaurants, and within easy reach of Clapham Common's green spaces. Clapham South and Clapham Common stations offer excellent transport links. Offered chain-free with a share of freehold granted upon sale of the final flat in the building.

## Features

- Two double bedrooms
- Victorian conversion
- Private garden
- Over 600 square feet
- Potential to extend STNP
- Abbeville Village on the doorstep
- Clapham Common a just six-minute stroll away
- Northern Line a twelve-minute walk
- Chain-free
- Share of freehold will be granted

**Council tax band E      EPC rating D (66)**





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### 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 639 SQ FT / 59 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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