



# CLAPHAM COMMON NORTHSIDE

CLAPHAM OLD TOWN • SW4



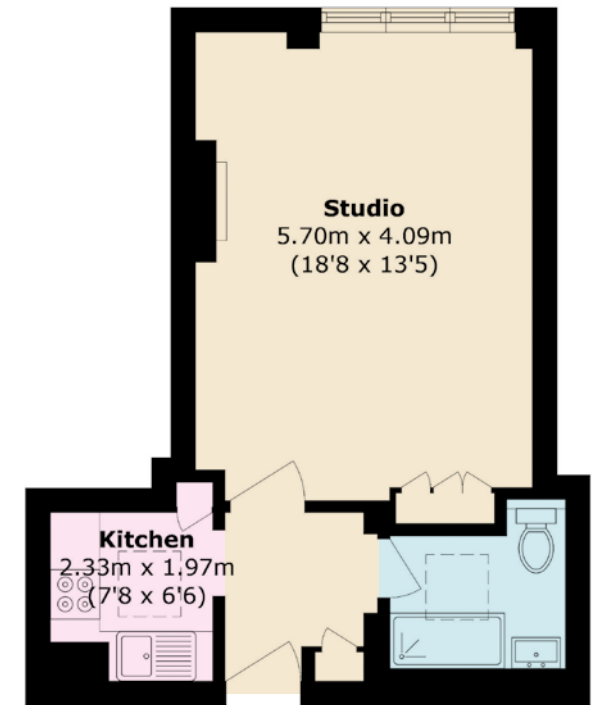
With far reaching views across Clapham Common within this well maintained 1930's block on one of the most prestigious roads in Clapham Old Town.

Immaculately presented with neutral décor throughout, this studio apartment has a bright sitting room / bedroom, separate kitchen and well-appointed shower room.

A separate storage unit is available in the cellar, along with access to the pretty communal garden.

Clapham Old Town is renowned for its eclectic mix of boutique shops and eateries, along with some of the best gastro pubs in the area. Clapham Common tube station (zone 2), is a short walk away.

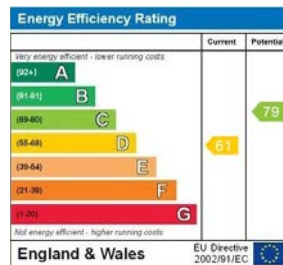
**APPROX. TOTAL AREA**  
396.1 sq ft / 36.8 sq m



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

## FEATURES

- Studio
- Separate Kitchen
- Shower Room
- Communal Garden
- Views Across the Common
- Storage Unit available by separate negotiation
- Long Leasehold



**Price:** £375,000

**Tenure:** Leasehold expires 20/05/2125

**Service Charge:** £2,946 per annum

These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.

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