

**Kings Avenue, Clapham, SW4**

2 bedroom flat - purpose built for sale

**£450,000**

Leasehold

## Property Details

A beautifully presented two double bedroom apartment with a West-facing private terrace, set on the first floor of the secure and modern Pembroke House. This energy-efficient home benefits from gated off-street parking, a communal garden with firepit, and a friendly resident community. The heart of the home is a bright open-plan kitchen and reception room, flooded with light via West-facing glass doors leading to the private terrace — perfect for sunset dining. The sleek kitchen is fitted with integrated appliances and offers a sociable layout for modern living. Both double bedrooms are peacefully located at the rear, ideal for restful nights even in summer. The principal bedroom is particularly spacious, while the second bedroom features space for a double bed, wardrobe and desk. Plush carpets and floor-to-ceiling windows add warmth throughout. Recently updated with stylish new flooring and a brand-new boiler under a five-year guarantee, the flat is well-insulated and benefits from having no property below. An ideal choice for those seeking comfort, privacy, and a strong sense of community in a well-maintained modern development.

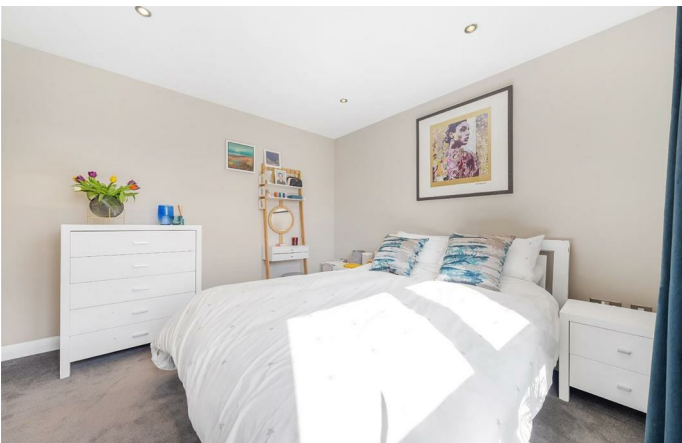
## Features

- Two double bedrooms
- Private terrace with sunset views
- Secure modern building
- Allocated, gated parking
- Well-maintained communal grounds
- Friendly community
- Nestled between Clapham and Brixton
- Abbeville Village a ten-minute stroll
- Northern and Victoria Lines
- Chain-free

Council tax band D

EPC rating C (78)





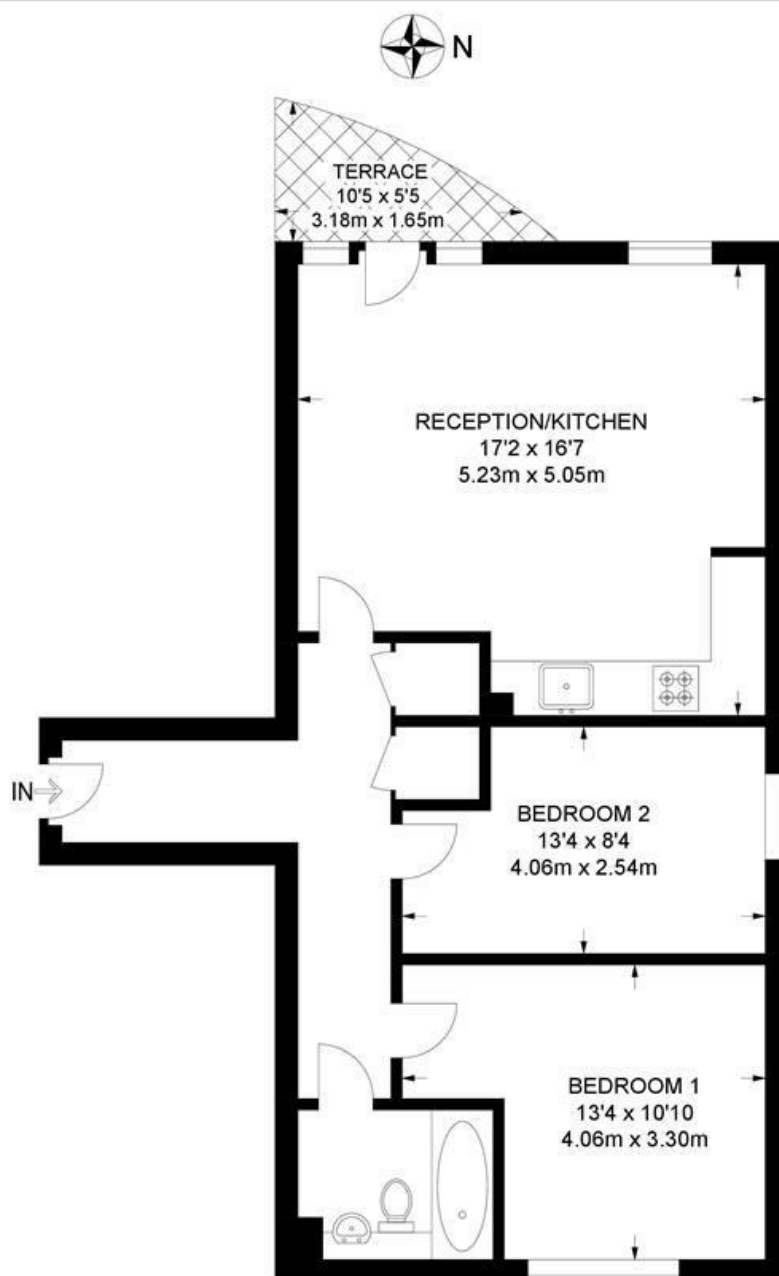




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 662 SQ FT / 61.5 SQ M



**FIRST 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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