



## Clarence Avenue, SW4 £350,000

This impressive first-floor apartment forms part of a sought-after contemporary development that has recently been updated to a high standard. The property comprises a bright and generously sized reception area, opening onto a private west-facing balcony, alongside a modern, fully fitted kitchen. The layout is both functional and elegant, with ample built-in storage in the hallway. The double bedroom has two sizeable fitted wardrobes, while a sleek bathroom completes the accommodation. The apartment is available with a long lease and is offered with no onward chain.

Clarence Avenue is ideally situated for the many local boutique shops, restaurants and bars of Abbeville Village, and the green open spaces of Clapham Common. Clapham Common & Clapham South stations are just a short walk away.

### Features

- Modern Apartment
- Reception Room
- Integrated Kitchen
- Double Bedroom
- Balcony
- Available Parking

# Clarence Avenue, London, SW4



Total area (approx.): 44.6 sq. m (480.1 sq. ft)

Balcony area (approx.): 3.3 sq. m (22.1 sq. ft)