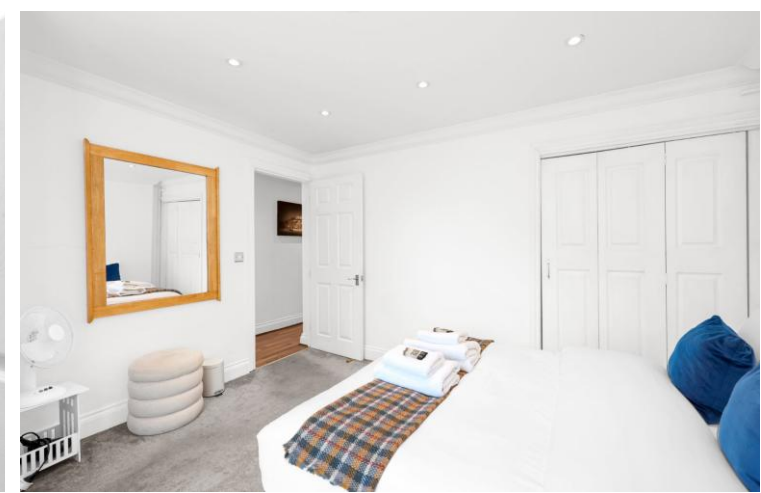
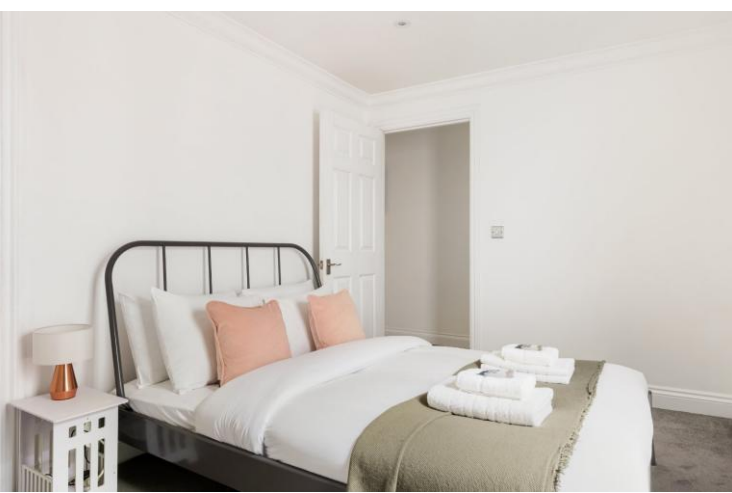




Landor Road
Clapham North, SW9

CHESTERTONS





This beautifully proportioned two-bedroom apartment offers over 660 sqft of well-balanced accommodation, complemented by an exceptional 33 ft private rear garden.

The heart of the home is a bright and generous reception/dining room with an open plan kitchen, perfectly designed for both relaxing and entertaining, with doors opening directly onto the private garden, creating a seamless connection between the indoor and outdoor spaces.

The accommodation further comprises two well-proportioned double bedrooms with built in storage, a contemporary family bathroom and a useful additional storage room off the entrance hall.

Landor Road is ideally located for the excellent amenities of both Clapham and Brixton, with an outstanding selection of cafés, restaurants, independent shops and green open spaces all within easy reach. Clapham North, Stockwell and Brixton stations are all nearby, providing swift connections to the City, the West End and beyond.

- 2 bedroom apartment
- Large private garden
- Located 270yds Clapham North
- Situated near the abundance of cafes, bars, restaurants, shopping and leisure facilities local to Clapham High Street

Offers in excess of
£525,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 105 years 2 months

Service Charge: £1,739.67 Per Annum

Ground Rent: £300 Per Annum

Local Authority: Lambeth council

Council Tax Band: C

Chestertons Battersea & Clapham Sales

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London

SW11 1ED

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Lower Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
61.5 sq m / 661 sq ft

TOTAL STORAGE SPACE
Storage and wardrobes total area
1.7 sq m / 18 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
57.6 sq m / 620 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

