



## Clapham Place, 340A Clapham Road, London, SW9 9FA

**£825,000**

FOR SALE A 1ST FLOOR 3 DOUBLE BEDROOM 2 BATHROOM APARTMENT IN 'CLAPHAM PLACE' LOCATED ON CLAPHAM ROAD SW9.

Clapham Place is a small boutique development of just 62 apartments located on Clapham Road, 5 minutes walk to Stockwell Station (Victoria/Northern line) 8 minute walk to Clapham North Station & 10 minute walk to Clapham High Street (Overground)

This apartment is set over 1,170 square foot of space making it larger than the average three bedroom. The accommodation comprises a 28 foot reception room with access to a private patio, fully fitted kitchen with oversized breakfast bar, three double bedrooms & 2 bathrooms

Further benefits for residents of Clapham Place include concierge and gym.

Service charge £4,614 per annum  
Ground rent £600 per annum  
Lease: 995 years remaining

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- CLAPHAM PLACE SW9
- PRIVATE WEST FACING TERACE
- 8 MIN TO CLAPHAM NRTH STN
- NEW TO THE MARKET
- 3 BEDROOM 2 BATHROOM
- CONCIERGE & GYM
- 10 MIN TO CLAPHAM HIGH ST
- 1,170 SQUARE FOOT
- 5 MIN TO STOCKWELL STN
- FOR SALE

**Clapham Place, 340A Clapham Road, London, SW9 9FA**



**RECEPTION ROOM**



**RECEPTION ROOM**



**KITCHEN**



**RECEPTION ROOM**



**PRIVATE TERRACE**



**BEDROOM**

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**BEDROOM**



**BEDROOM**



**BEDROOM**



**PRIVATE TERRACE**



**BEDROOM**



**BEDROOM**

# Clapham Place, 340A Clapham Road, London, SW9 9FA



EN-SUITE SHOWER ROOM



BUILDING ENTRANCE



BATHROOM



CLAPHAM PLACE



CLAPHAM PLACE



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
108.73 sqm / 1170.36 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
(includes swimming pools, restricted head height)  
104.55 sqm / 1129.37 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 2.0m  
0.00 sqm / 0.00 sqft

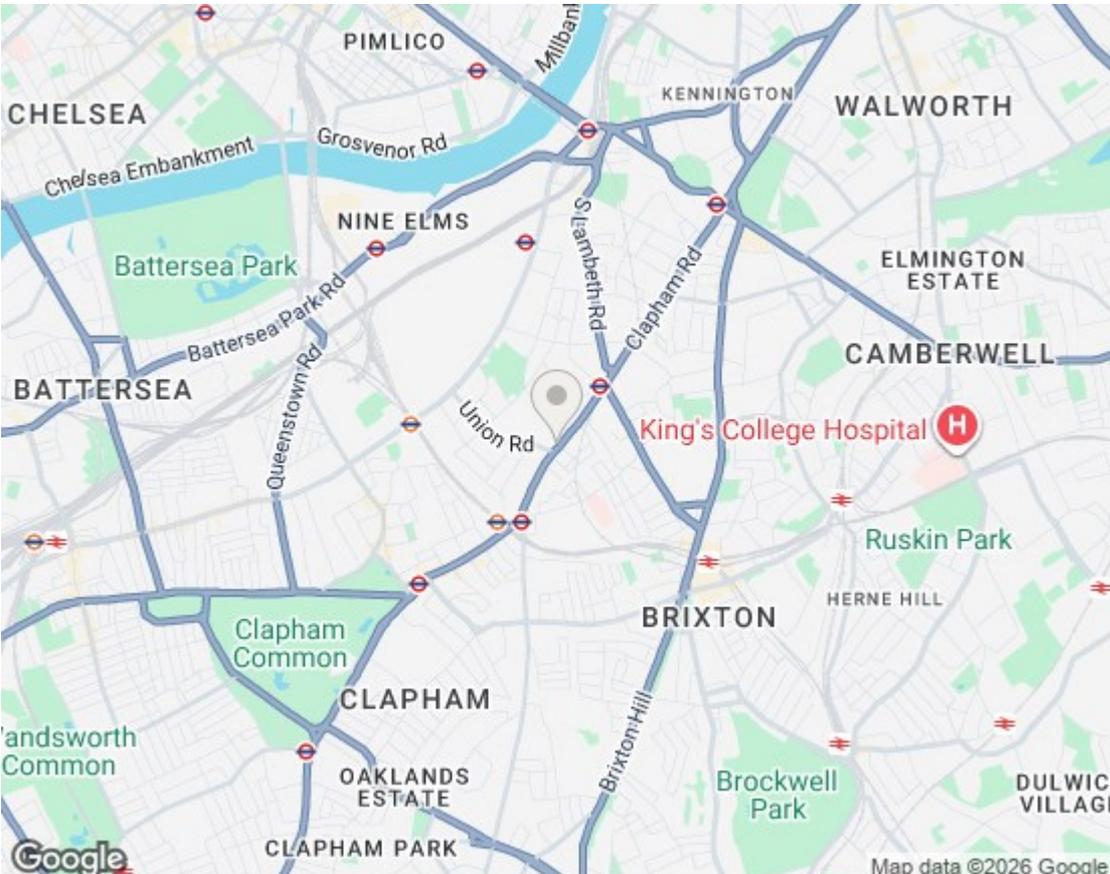
spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 108.73 sqm / 1170.36 sqft  
IPMS 3C RESIDENTIAL 105.09 sqm / 1131.18 sqft

wrc id: 604f8d991ac5dc0e2c44725d



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.