



**Lethaby House Rubens Place, London SW4 7RB**

**welcome to**

## **Lethaby House Rubens Place, London**

A beautifully proportioned three-bedroom, two-bathroom third-floor apartment for sale, set within a secure modern development, ideally positioned between Brixton and Clapham High Street, perfect for buyers seeking vibrant city living with a peaceful residential feel.

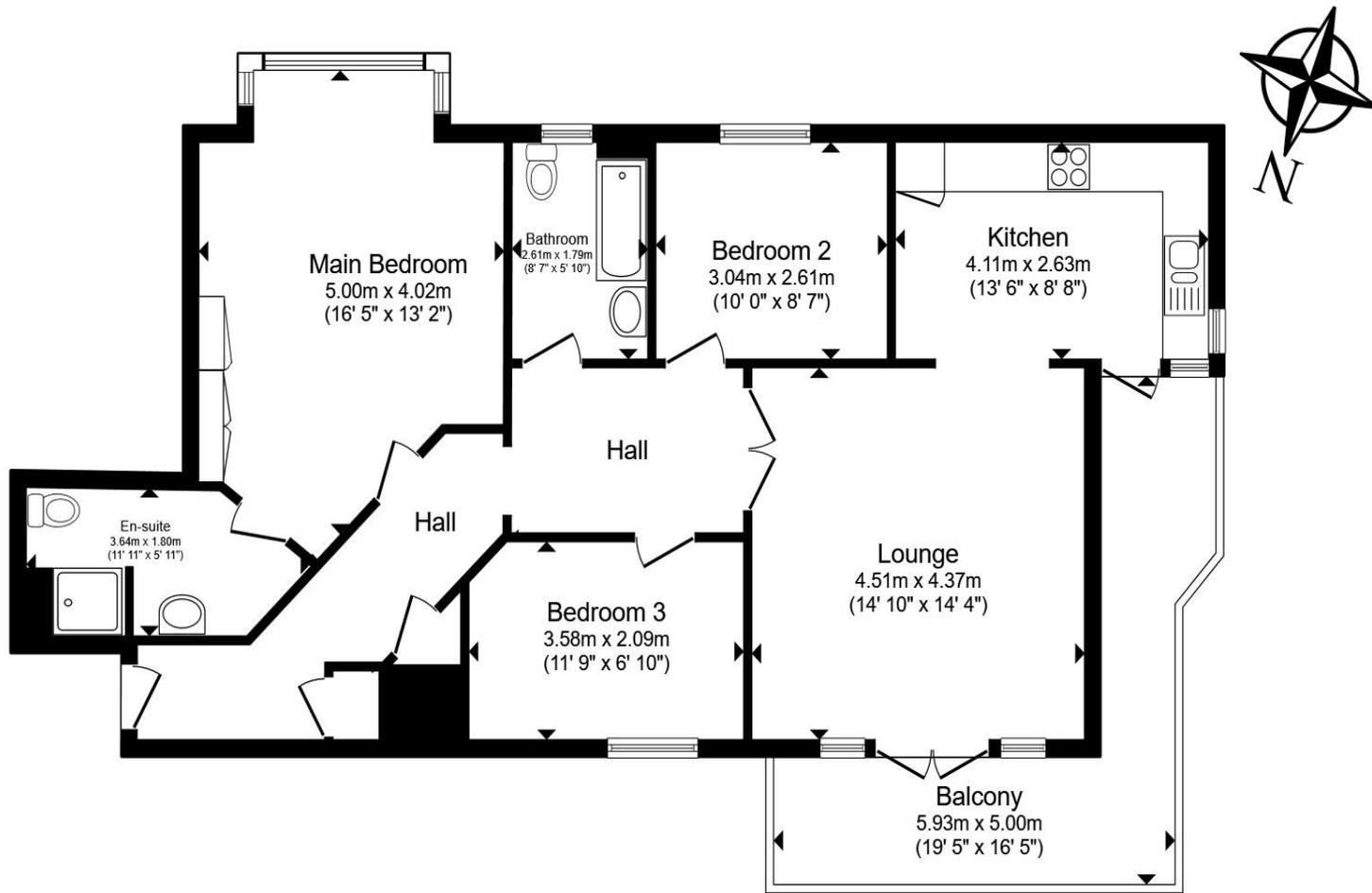
Offering close to 1,028 sq ft of internal accommodation, the apartment is finished in neutral tones throughout and further benefits from a newly installed boiler, communal lift access and allocated off-street parking, making this a truly turnkey purchase.

The contemporary kitchen is fully equipped with integrated appliances and ample storage, while the reception provides excellent space for both dining and entertaining, benefitting from dual-aspect windows.

Rubens Place offers a calm retreat, enhanced by gated access, CCTV and immaculately maintained communal gardens. A bright open-plan reception room with hardwood flooring and large French doors, flooding the space with natural light and opening onto a generous wraparound terrace, ideal for relaxing or entertaining while enjoying views across the landscaped shared gardens.

Ideally located just off Ferndale Road, the property enjoys excellent access to the shops, cafés and nightlife of Clapham, along with Venn Street Market and Clapham Old Town. Superb transport links are close by, with Clapham North (tube with the Northern Line) and Clapham High Street stations (overground) within easy reach, plus the open green spaces of Clapham Common.





### Third Floor

Total floor area 95.5 m<sup>2</sup> (1,028 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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- 3 bedroom, 2 bathroom apartment
- Hardwood floors throughout the flat
- Principal bedroom with en-suite
- Lift access
- Communal gardens

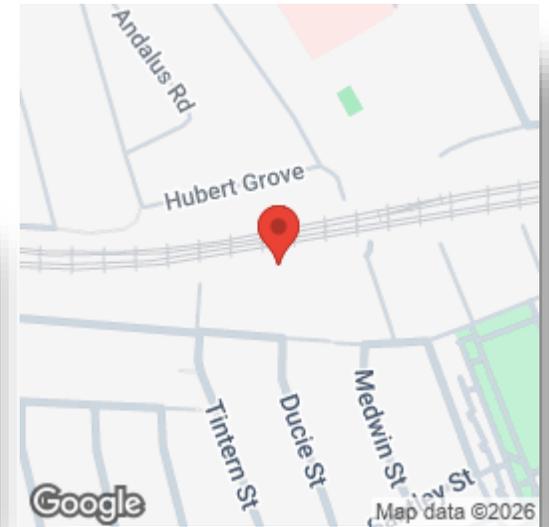
Tenure: Leasehold EPC Rating: B

Council Tax Band: F Service Charge: 5370.00

Ground Rent: 157.50

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £725,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CPM108357 - 0014

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