



**St Luke's Avenue, Clapham, SW4**

2 bedroom flat - conversion for sale

**£475,000**

Leasehold

## Property Details

This charming two-bedroom flat with a south-west-facing garden sits on the ground floor of an attractive Victorian conversion. A large demised cellar, modern interiors and period features combine with a thoughtful layout ideal for both entertaining and privacy. To the rear, a bright open-plan reception and kitchen is flooded with natural light, offering generous space for relaxation and dining. Glossy white cabinetry, integrated appliances including a brand-new oven, and ample worktops make the kitchen perfect for cooking and entertaining. A door leads to a low-maintenance, decked private garden, a sunny retreat for al fresco dining or unwinding at the end of the day. The principal bedroom at the front features a bay window and plush carpeting, while the second bedroom overlooks the garden and is ideal as a guest room, nursery or home office. A sleek, fully tiled bathroom with bath and overhead shower sits between the bedrooms. Additional benefits include a large cellar, providing convenient storage for lesser-used belongings and helping keep the home neat and tidy.

## Features

- Two bedrooms
- South-West facing garden
- Victorian conversion
- Demised cellar
- Bright and stylish
- Sleek fully tiled bathroom
- Clapham High Street just a two-minute stroll
- Northern Line and Overground both around a six-minute walk
- Clapham Common a leisurely eight-minute walk

Council tax band C    EPC rating C (72)

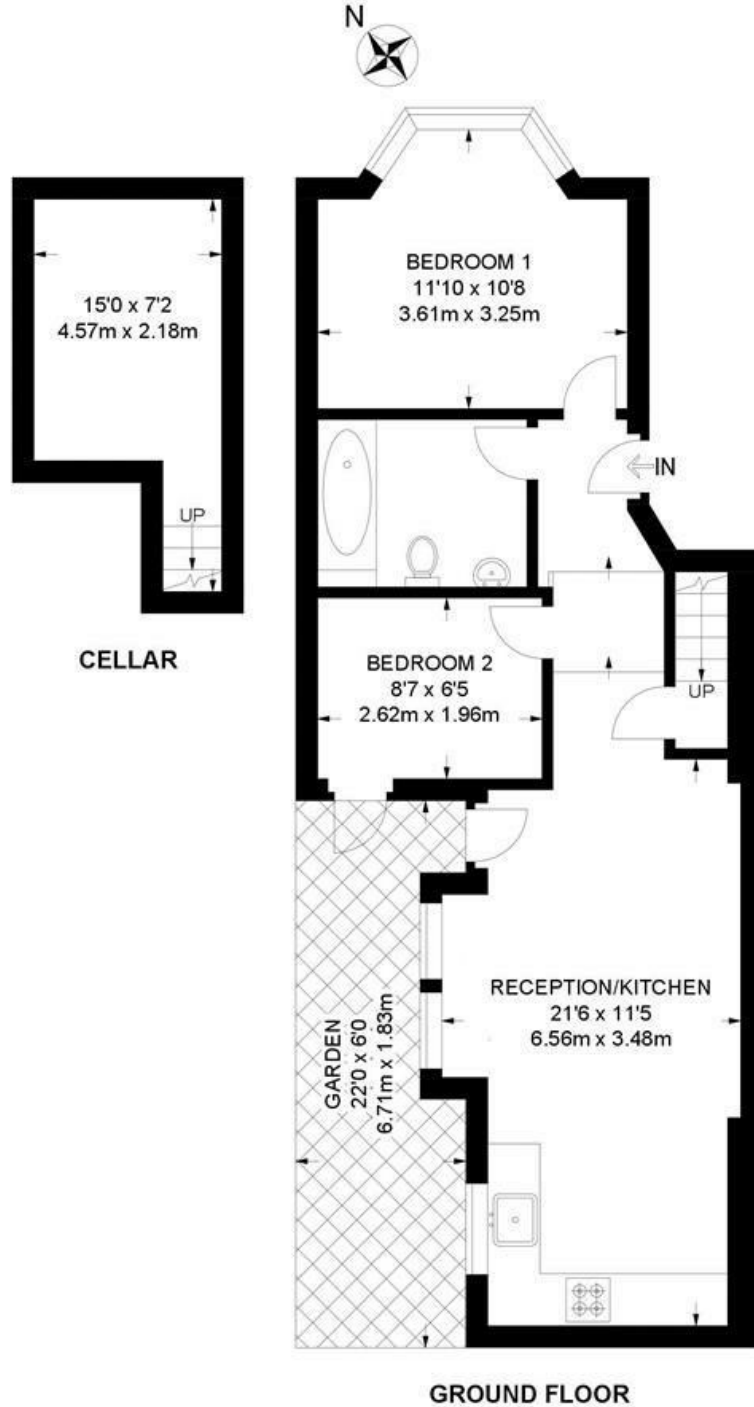


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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **612 SQ FT / 56.8 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **529 SQ FT / 49.1 SQ M**



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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