



Clapham Road, London SW9 9FA

welcome to
Clapham Road, London

Positioned within the highly regarded Clapham Place, a landmark residential development completed in 2021 by Regal London, this impressive two-bedroom apartment extends to approximately 794 sq ft, offers a refined balance of contemporary design, lifestyle convenience and considered specification

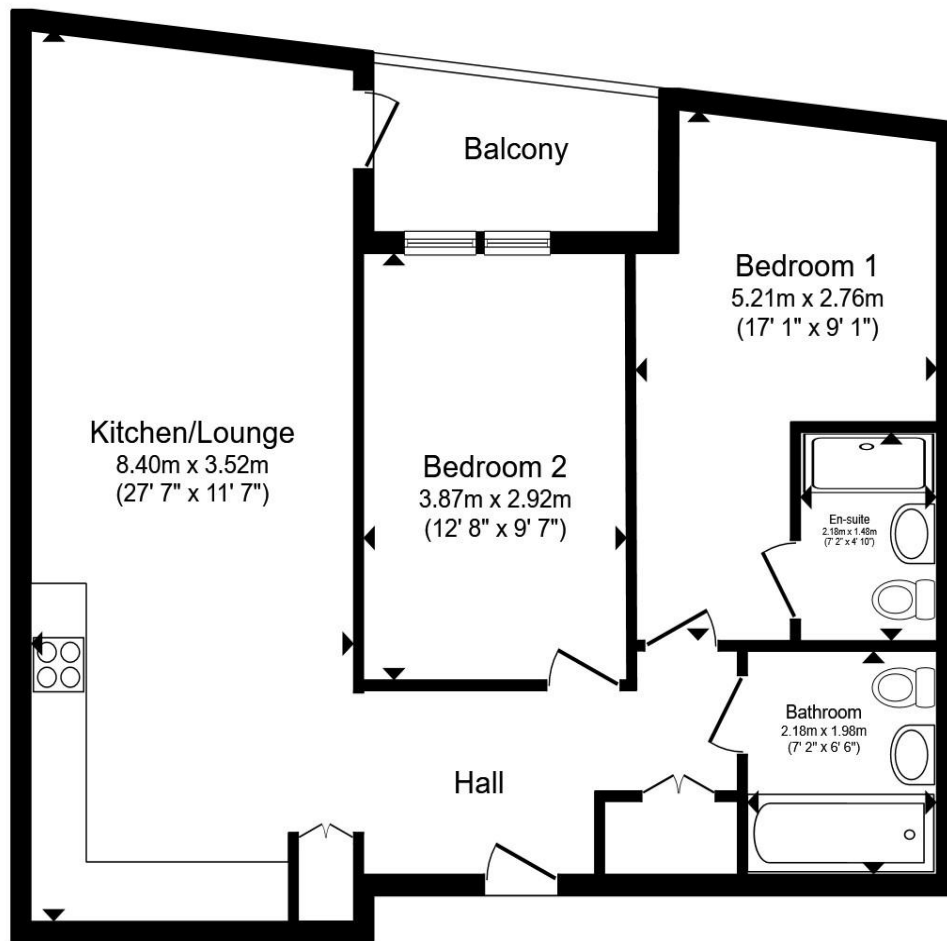
The property comprises a sizeable open-plan reception room, seamlessly integrating a sleek, modern kitchen with extensive cabinetry and fully integrated appliances. Floor-to-ceiling glazing and doors invite an abundance of natural light, opening onto a private south-east facing balcony.

The accommodation further provides two well-proportioned double bedrooms, finished to a high standard, alongside a modern bathroom and excellent built-in storage.

Residents of Clapham Place benefit from an exceptional suite of amenities, including a concierge service, residents' gym, landscaped communal gardens, and a roof terrace, in addition to secure entry, lift access, and shared cycle storage. The development has been constructed to excellent energy efficiency standards, ensuring a quiet, well-insulated living environment despite its central setting.

Occupying the site of a former tool hire depot, the scheme thoughtfully incorporates flexible commercial space, contributing to a vibrant and evolving local streetscape. Architecturally, the development is distinguished by its subtle interplay of brick, aluminium and glass, sitting comfortably amongst a blend of contemporary and period properties.





Total floor area 73.8 m² (794 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



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- Almost 800 sq ft of well-balanced lateral living within Clapham Place
- South-east facing private balcony with excellent natural light via floor-to-ceiling glazing
- Two generous double bedrooms with high-quality contemporary finishes
- Concierge, residents' gym, roof terrace and landscaped communal gardens
- Moments from Clapham High Street, Old Town and Stockwell Underground (0.2 miles)

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 385.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£630,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPM108446 - 0005

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