

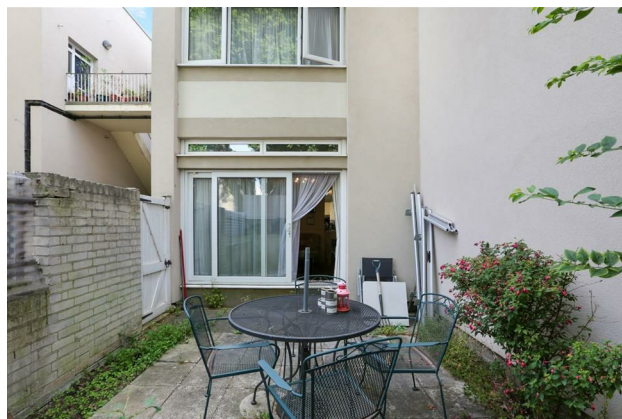
HUNTERS®

HERE TO GET *you* THERE

Cedars Road, London, SW4 0QB

Asking Price £450,000

Property Images



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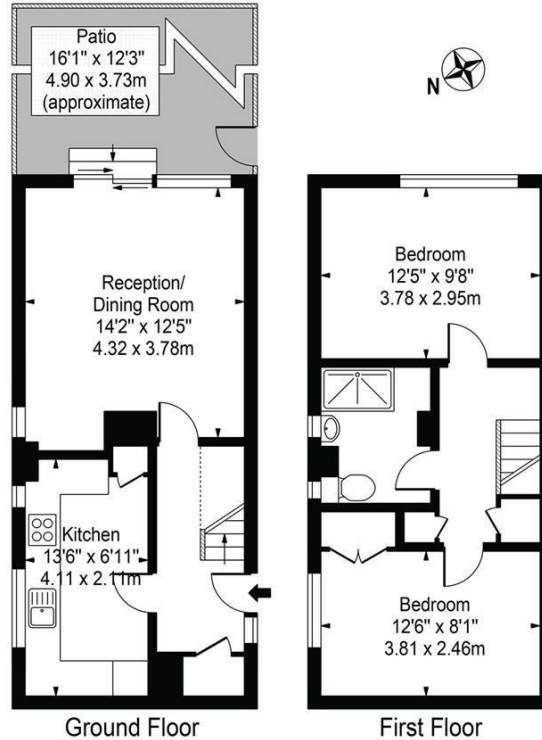
Property Images



Material Information|

Cedars Road, SW4 0QB

Approx. Gross Internal Area 726 Sq Ft - 67.45 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

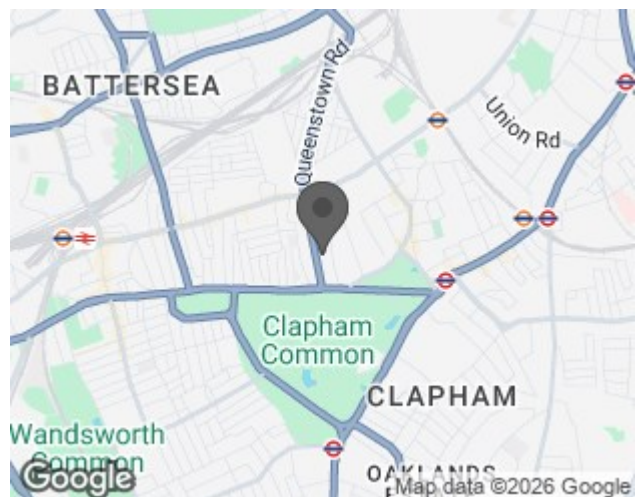
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Map



Details

Type: Apartment - Purpose Built Beds: 2 Bathrooms: 1 Receptions: 1
Tenure: Leasehold

CHAIN-FREE

Asking Price - £450,000

New to the market is this well-proportioned Two-Bedroom Duplex situated in a quiet development Cedars Road in proximity of Clapham Common. Offering its own private entrance, the ground floor offers a separate kitchen, an open-plan living/reception room and also benefits from its own private patio.

The second floor offers two well-sized double bedrooms as well as a family bathroom.

Cedars Road benefits from being in proximity of a plethora of shops, restaurants, amenities good schools, great transport links, parks and green

Features

• ASKING PRICE £450,000 • CHAIN-FREE • TWO BEDROOM DUPLEX APARTMENT • PRIVATE PATIO AREA • IDEAL LOCATION CLOSE TO CLAPHAM COMMON • SEPARATE KITCHEN WITH DINING/RECEPTION ROOM • TWO DOUBLE BEDROOMS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links • In Proximity of Parks and Green Spaces

EPC TBC

COUNCIL TAX BAND C

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RESTAURANTS, SHOPS AND AMENITIES

In proximity of Cedars Road you have the following restaurants:

Mate's Clapham Restaurant, Minnow, Brew & Barrel, Bistro Union, Sorella, The Stonhouse, Berberè Pizzeria Clapham, Crispin at Studio Voltaire, Berry & Maple, Rudy's Pizza Napoletana - Clapham Common, Tsunami Clapham, Ploussard restaurant and Sinabro Restaurant.

Coffee Shops and Cafeterias include:

The Common Espresso Bar London, Lane Eight Coffee, Common Late and Cafe House London.

Supremarket include a Tesco Superstore, A Sainsbury's, A Waitrose as well as two Sainsbury's Locals.

TRANSPORT LINKS:

The nearest Tube is Clapham Common (Northern Line, Zone 2), a 3-minute walk away. For Overground and National Rail connections, Clapham High Street and Clapham Junction are both within a 15–30 minute walk or short bus ride away.

Buses: High-frequency routes (such as the 137, 322, 345, 417, and N137) serve stops immediately alongside Clapham Common, connecting directly to central London and surrounding boroughs.

SCHOOLS:

Belleville Wix Academy

Pupils feel happy and safe in a vibrant, friendly environment, strong relationships between staff and pupils, effective support for pupils with special educational needs and/or disabilities (SEND), ambitious curriculum that promotes high standards across subjects and pupils achieve exceptionally well and demonstrate perseverance and resilience.

Macaulay Church of England Primary School

Overall effectiveness rated as Good, quality of education rated as good, behaviour and attitudes rated as good, personal development rated as good, leadership and management rated as good.

Parkgate House School

Behaviours and attitudes are outstanding, Early years provision are outstanding, Leadership and management are outstanding, Personal development is outstanding and the quality of education is outstanding.

PARKS AND GREEN SPACES

In the immediate vicinity is the well sought after Clapham Common and if you wish you can take the Tube towards Hyde Park.

Please scan the QR code in the photos section for Verified Material Information.