



TAYBRIDGE ROAD

London, SW11



A CONTEMPORARY TWO-BEDROOM FLAT IN CLAPHAM

A modern two-bedroom duplex apartment just moments from Clapham Common.

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Local Authority: London Borough of Wandsworth

Council Tax band: E

Tenure: Leasehold, approximately 117 years remaining

Ground rent: £350 per annum, reviewed every 35 years

Service charge: £1,810 per annum, reviewed every annually, next review due 2027

Guide Price: £625,000

Arranged over the ground and lower ground floors of this modern development is this two-bedroom, two bathroom modern apartment measuring approximately 800 sq ft.

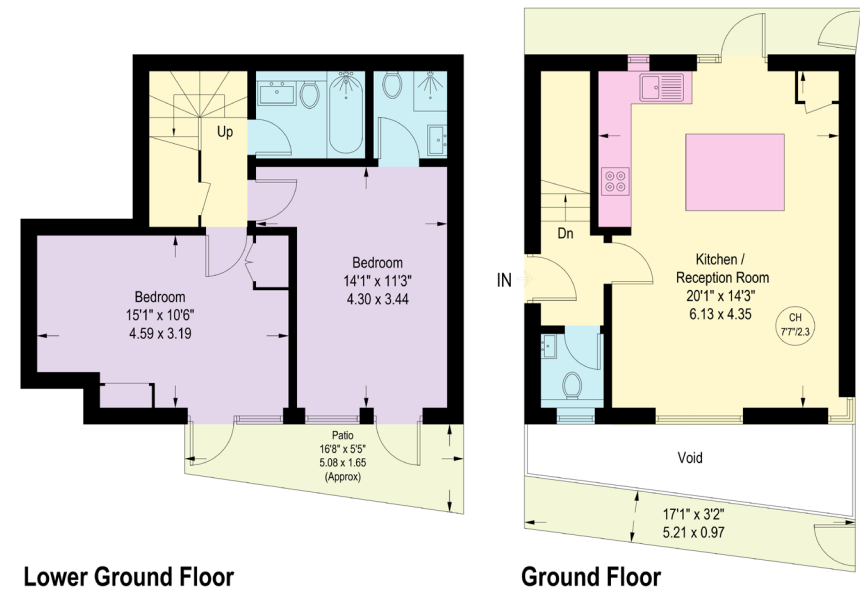
Accessed at ground floor level, the entrance hall opens into the expansive and open-plan kitchen, dining and sitting room, bathed in natural light due to the sunny orientation. The modern and sleek kitchen includes a range of wall and base units, central island with breakfast bar, integrated appliances and access to a private patio area. Completing the ground floor is a useful WC accessed from the hall.

Downstairs on the lower ground floor are two double bedrooms including the principal bedroom with modern en-suite shower room and a further bathroom serves the second bedroom. Both bedrooms have access to a private patio at the front of the building.



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Approximate Gross Internal Area = 795 sq ft / 73.9 sq m



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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