



## VICTORIA RISE, SW4

£650,000

Two Double Bedrooms  
Open Plan Kitchen/living Space  
Victorian Upper Flat  
Popular Residential Street  
Close to Clapham Common  
Chain Free

@marshandparsons  
marshandparsons.co.uk

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# ABOUT THE PROPERTY

A beautifully presented upper floor Victorian conversion flat, offering over 1000 sq ft split over two levels.

Victoria Rise is a popular residential street sitting peacefully in Clapham Old Town. The property is well placed for excellent local amenities as well as the open spaces of Clapham Common. Transport links include Clapham Common Underground (Northern Line) and Wandsworth Road station, offering direct services to Clapham Junction and Canada Water.



# STEP INSIDE VICTORIA RISE

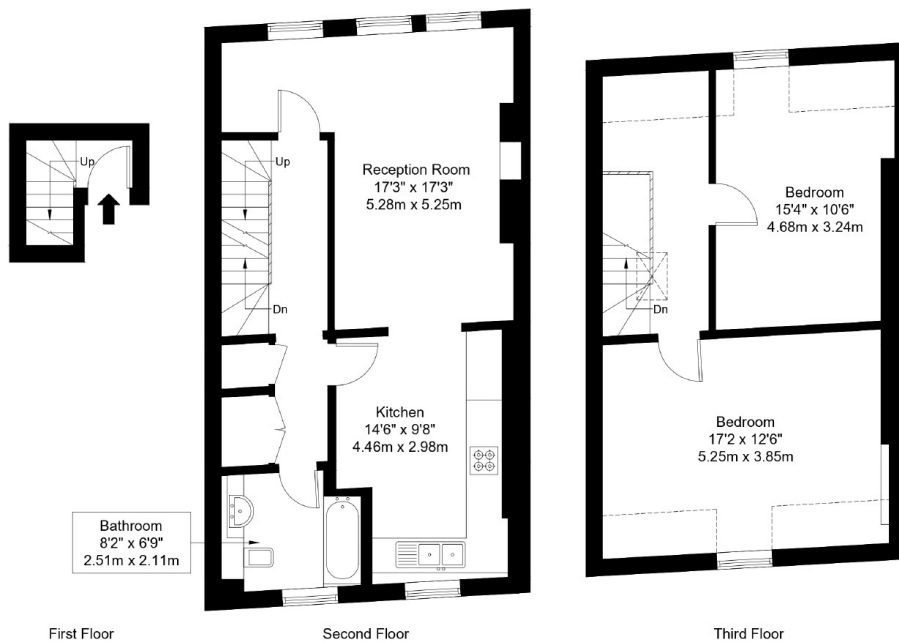
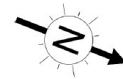
## Victoria Rise, SW4 0PF

Approx Gross Internal Area = 91.51 sq m / 985 sq ft

Restricted Head Height = 6.87 sq m / 74 sq ft

Total = 98.38 sq m / 1059 sq ft

 = Reduced Headroom Below 1.5m / 5'0



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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**Clapham**  
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Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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