



**Denmark Lodge Crescent Grove, London SW4 7AG**

**welcome to**

## **Denmark Lodge Crescent Grove, London**

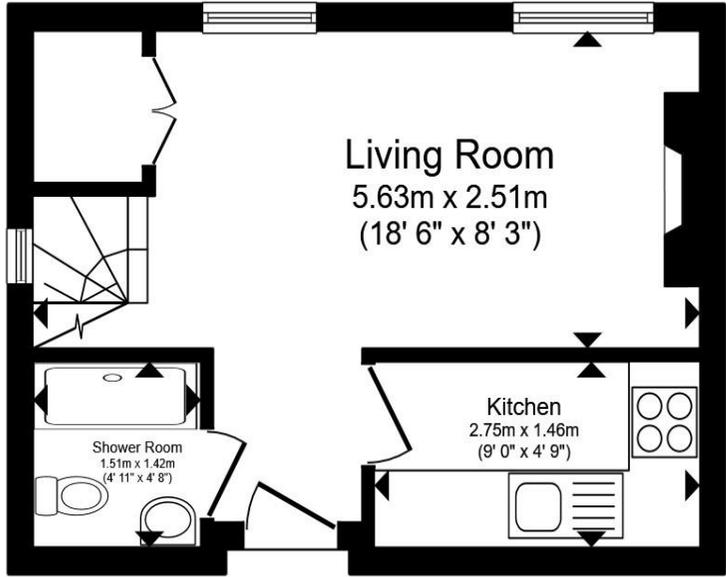
Set within a private square benefitting from beautifully maintained communal grounds and moments from Clapham Common Underground, is this recently refurbished one bedroom apartment for sale. The apartment enjoys expansive, uninterrupted views across Clapham Common, offering a rare sense of openness and greenery in the heart of South West London.

The accommodation is presented in excellent decorative order throughout, having been carefully upgraded to enhance both comfort and finish while respecting the building's classical Georgian architecture, listed at grade II. At the heart of the home lies a beautiful reception room with tall ceilings, creating a wonderful sense of volume and light, further accentuated by large windows that frame the outlook towards the Common.

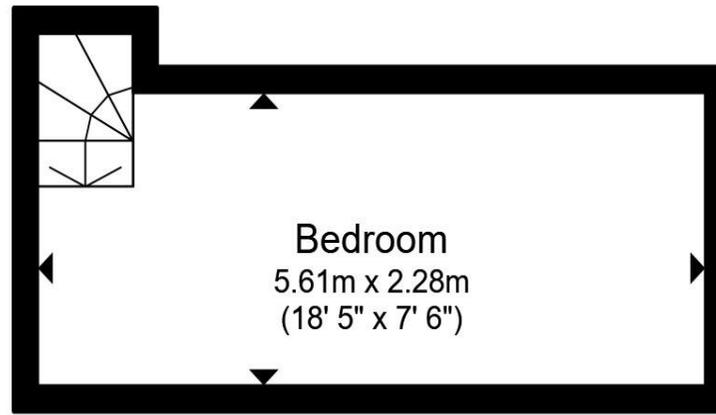
The apartment combines the elegance and symmetry typical of the Georgian period with the convenience and polish of modern refurbishment. Residents benefit from the tranquillity and exclusivity of the private square, alongside parking and access to its communal gardens, while remaining ideally placed for the area's cafés, amenities and transport links. The property would make an excellent pied-à-terre, first-time purchase, or rental investment, given its prime location, outlook and condition

Agents Note; The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.





**Ground Floor**



**First Floor**

Total floor area 35.6 m<sup>2</sup> (383 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](http://www.propertybox.io)

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## Denmark Lodge Crescent Grove, London

- Share of Freehold
- Communal grounds
- Uninterrupted views across Clapham Common
- Moments from Clapham Common Underground
- Grade II listed

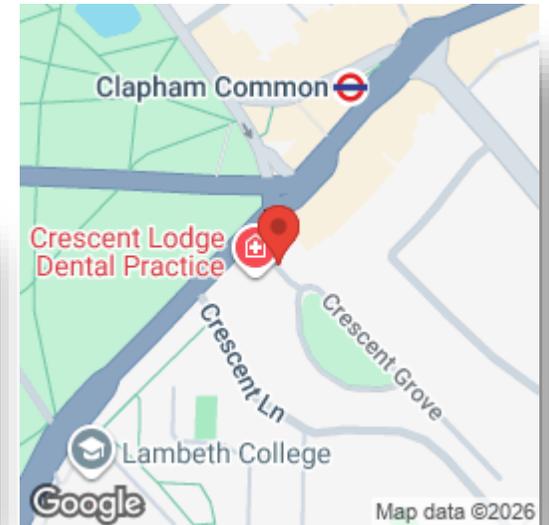
Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 2300.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CPM108352](https://barnardmarcus.co.uk/Property/CPM108352)



Property Ref:  
CPM108352 - 0020

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