

13 Bobbin Close, Clapham, London, SW4 0LL
£500,000
Council Tax Band: C

ORLANDO REID
— MANCHESTER —



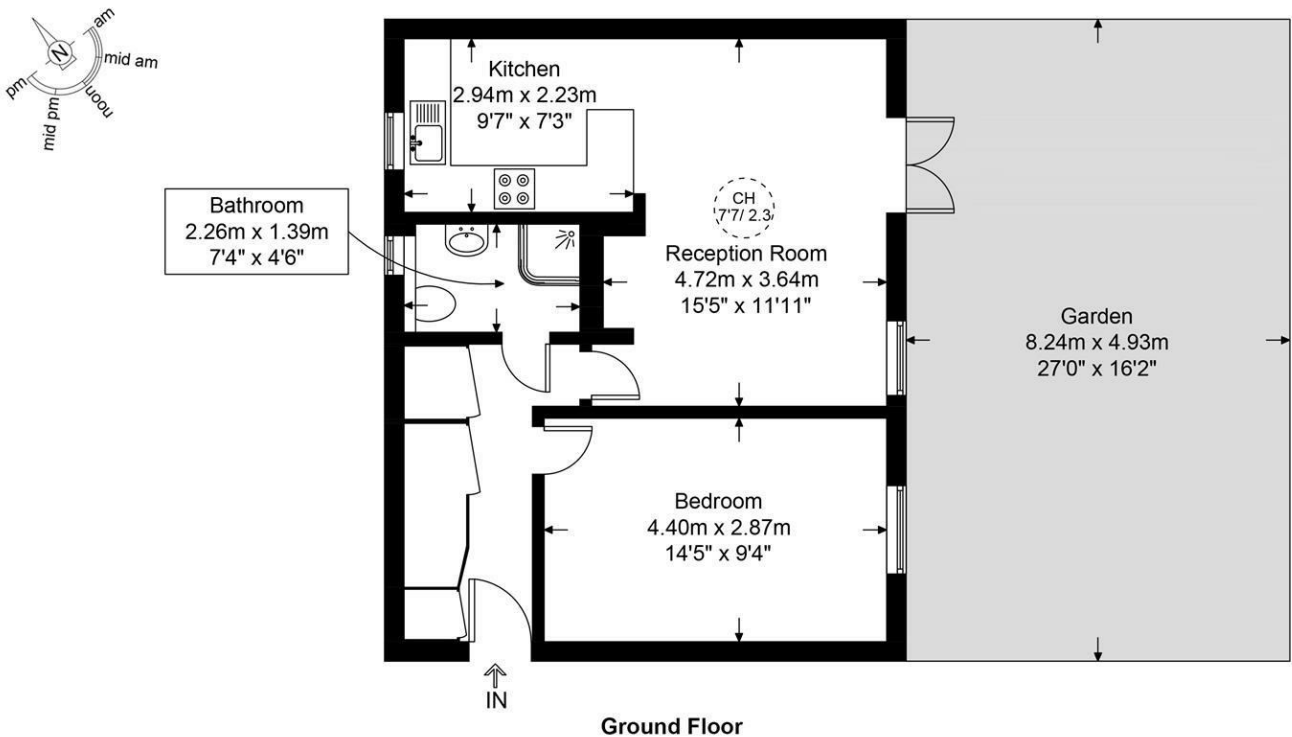
An immaculately presented one bedroom, ground floor, purpose-built apartment with a private south facing garden, set back from the hustle and bustle of popular Clapham Old Town. The property is filled with natural light and offers excellent built-in storage, including a larger than usual cupboard and a separate utility space located in the hallway. The current owners have maintained the apartment to a superb standard throughout, as reflected in the accompanying photographs.

Bobbin Close is located just off Lillieshall Road, ideally positioned in the heart of Clapham Old Town. The area offers a wide selection of restaurants, including the Michelin-starred Trinity, as well as numerous bars, boutiques, a cinema, supermarket and gym. Clapham Common Underground Station (Northern Line, Zone 2, approximately 0.5 miles) is the nearest tube station, with several bus routes providing easy access east,

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Bobbin Close, SW4

Approximate Gross Internal Area= 516 sq ft / 47.98 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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		