



**Hazelbourne Road, Clapham South, SW12**

2 bedroom flat - purpose built for sale

**£775,000**

Share of Freehold

## Property Details

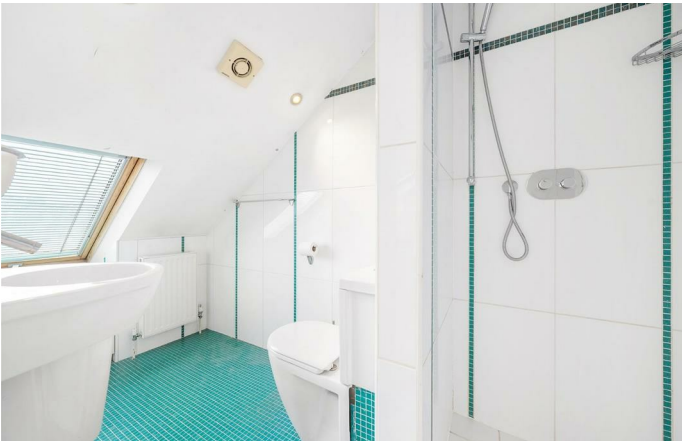
Beautifully presented, this two double bedroom, two bathroom apartment is set within an attractive Victorian property and benefits from a private South-West facing garden. Spanning over 1,000 sq ft across the upper floors, the home offers a bright, airy feel with excellent privacy. Recently redecorated and with new carpets. The spacious reception room stretches the full width of the property, featuring four sash windows with plantation shutters, high ceilings, an original fireplace and fitted shelving. To the rear, a generous kitchen diner extends over five metres, offering ample storage, dining space and characterful finishes. Unusually for a top floor apartment, steps lead down to a private, low-maintenance garden—a suntrap perfect for entertaining. Both bedrooms are well-proportioned doubles, including a principal suite with en-suite. The main bathroom is modern, featuring a bathtub with overhead shower. Further benefits include extensive eaves storage.

## Features

- Two double bedrooms
- Two bathrooms
- South-West facing private garden
- Victorian split-level home
- Bright and private setting over the upper floors
- Over 1,000 square feet
- Northern Line a four-minute stroll
- Clapham Common in five minutes
- Amenities of Balham Hill on the doorstep
- Share of freehold

Council tax band E    EPC rating D (68)





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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH EAVES: **1269 SQ FT / 117.9 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT EAVES: **1043 SQ FT / 96.9 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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