



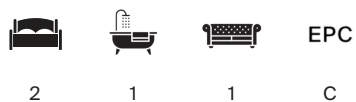
TREMADOC ROAD

London SW4



A BRIGHT TWO BEDROOM GARDEN FLAT IN CLAPHAM

A beautifully presented two-bedroom ground floor garden flat, offering well-balanced accommodation with high-quality finishes.



Local Authority: London Borough of Lambeth

Council Tax band: C

Tenure: Share of freehold with leasehold approximately 103 years remaining

Service charge: £800 per annum, reviewed annually

Guide Price: £675,000



The property extends to approximately 681 sq ft and further benefits from a useful cellar, ideal for storage, bikes, or potential utility use. The flat also enjoys the added comfort and efficiency of underfloor heating, enhancing the contemporary feel throughout.

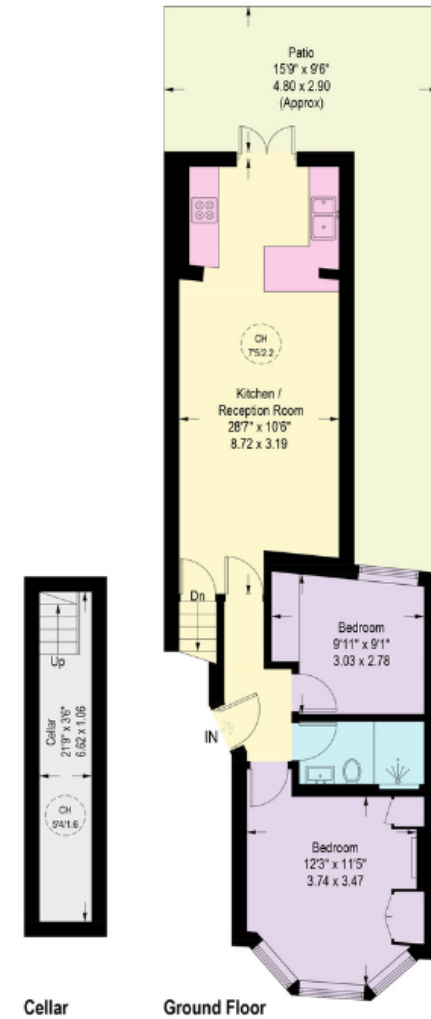
The accommodation comprises a spacious open-plan kitchen/reception room extending over 28 ft, providing an excellent entertaining area with a natural flow directly onto the garden. The kitchen is modern and well-appointed, offering ample storage and workspace.

To the front of the property are two well-proportioned bedrooms, including a generous principal bedroom with a bay window, alongside a second bedroom ideal as a guest room, nursery, or home office. The property is served by a sleek, high-spec shower room, finished with stylish tiling and quality fixtures.

Please Note: The garden images contain Computer Generated furnishings that are shown for illustrative purposes only and are not to be relied upon.



Tremadoc Road, London, SW4



Approximate Gross Internal Area = 56.4 sq m / 607 sq ft

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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