



## OAKLANDS ESTATE, SW4

£495,000

- Two bedrooms
- Split level
- Modern bathroom
- Communal gardens
- Convenient location
- Energy rating: D





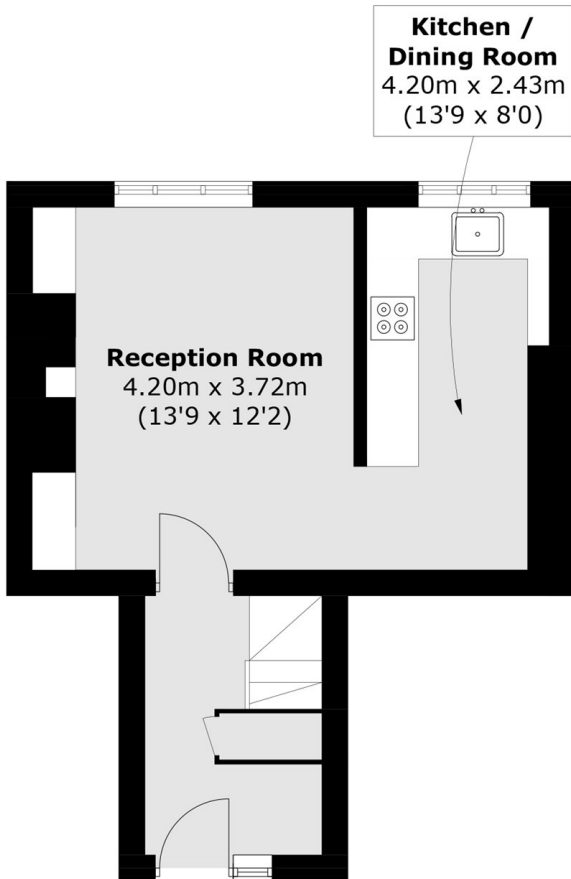
## ABOUT THE HOME

A beautifully presented split-level two double bedroom flat arranged over the third and fourth floors of a purpose built block. The lower floor comprises an entrance hall with storage leading to a well-appointed kitchen adjacent to a spacious reception room. To the upper level are two generously-sized bedrooms, a stylish bathroom and additional storage.

Situated within close proximity of Clapham Common, Cubitt House offers excellent commuting options to the City and West End via Clapham South (Northern line) Underground (0.4 mile) along with several frequent bus routes to Stockwell, Balham and beyond. The shops, cafés and restaurants of Abbeville Road and Balham Hill are also close at hand.





**Third Floor****Fourth Floor**

Total area (approx.): 71.0 sq. m (764.1 sq. ft)

**JACKSONS CLAPHAM**

73 Abbeville Road, London,

SW4 9JN

Sales: 020 8487 3177

Lettings: 020 8487 3178

Energy Rating: D 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.