



## HUBERT GROVE, SW9 9PD

### Offers Over £475,000

A well-presented two double bedroom ground floor flat offered to the market with a private garden and no onward chain. The accommodation comprises two bedrooms, a bathroom, kitchen, reception room and a rear garden. Hubert Grove is ideally located for the amenities of Clapham High Street and Clapham Old Town, where there are many local shops, bars and restaurants. The area is well connected with brilliant transport links. Clapham North underground station is approximately 0.3 miles away and Stockwell underground station is approximately 0.7 miles away. In addition, there are many bus routes which provide quick and easy access into both The City and The West End.

Share of Freehold. EPC rating: C. Council tax band C. Please see the virtual tour provided:  
<https://my.matterport.com/show/?m=mRG891r2pBp>.

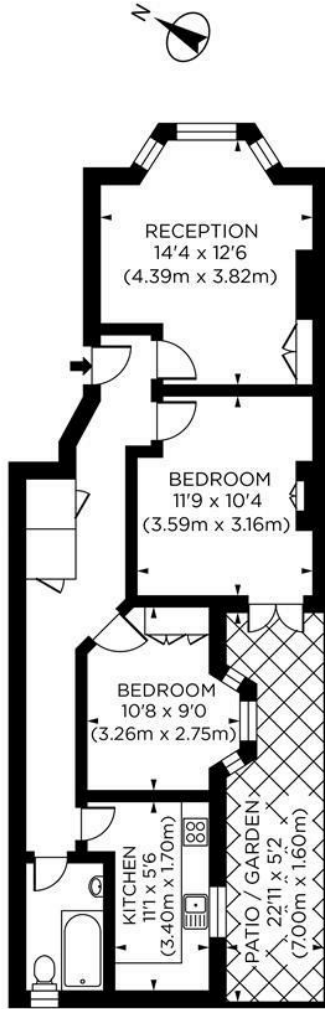


[www.maalems.co.uk](http://www.maalems.co.uk)

Earlsfield & Wandsworth Office  
 344 Garratt Lane  
 Earlsfield, London SW18 4EL  
 T: 020 8875 9200  
[earlsfield@maalems.co.uk](mailto:earlsfield@maalems.co.uk)

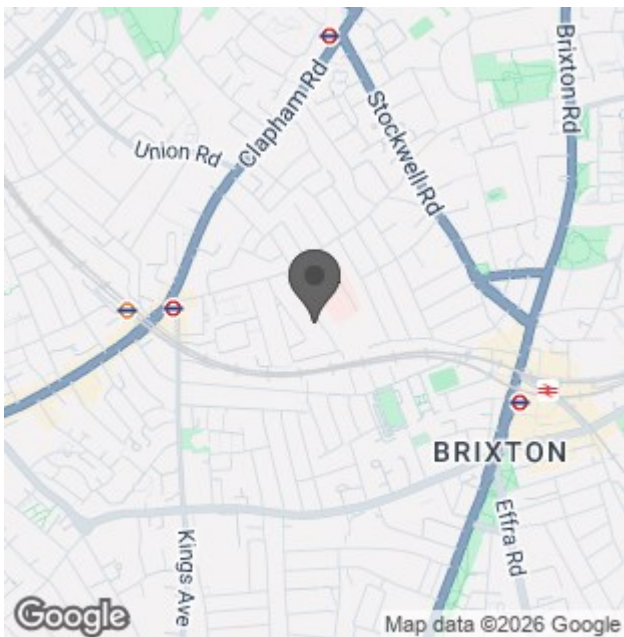
Registered in England & Wales No. 5585458





GROUND FLOOR

Hubert Grove, SW9  
Gross Internal Area 614 sq ft/57 sq metres  
©photosandfloorplans.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For an instant or face to face valuation, please scan the QR code:



[www.maalems.co.uk](http://www.maalems.co.uk)  
 Earlsfield & Wandsworth Office  
 344 Garratt Lane  
 Earlsfield, London SW18 4EL  
 T: 020 8875 9200  
 earlsfield@maalems.co.uk  
 Registered in England & Wales No. 5595458