

Clarence Avenue, Clapham, SW4

2 bedroom flat for sale

£585,000

Share of Freehold

## Property Details

A stylish and contemporary two-bedroom ground-floor apartment with a private courtyard garden, set within a secure gated development on Clarence Avenue in Clapham. Offering access to landscaped communal gardens, shared parking, and secure cycle storage, this exceptional home blends luxury with modern functionality. Flooded with natural light, the spacious open-plan living area is ideal for both entertaining and relaxing, enhanced by elegant oak finished flooring. The bespoke fully integrated kitchen features high-end appliances, sleek white cabinetry, Ice Crystal Minerva worktops, and a subway-tiled splashback, all illuminated by LED strip lighting. Both bedrooms are generous doubles with plush carpets and fitted wardrobes, positioned separately for privacy. The luxurious bathroom boasts contemporary fittings and extensive stone tiling for a spa-like feel. Designed for modern living, this energy-efficient home benefits from a secure video entry system, communal driveway parking, and dedicated cycle storage. Residents enjoy the tranquillity of landscaped communal gardens while being within easy reach of Clapham Common, Brixton, Balham and excellent transport links.

## Features

- Two double bedrooms
- Private South-facing courtyard garden, plus communal lawns
- Secure gated development
- Shared driveway parking
- Bike storage
- Amenities of Abbeville Village and Acre Lane close by
- Clapham, Brixton and Balham all within walking distance
- Northern and Victoria lines
- Share of freehold

Council tax band E    EPC rating B (83)

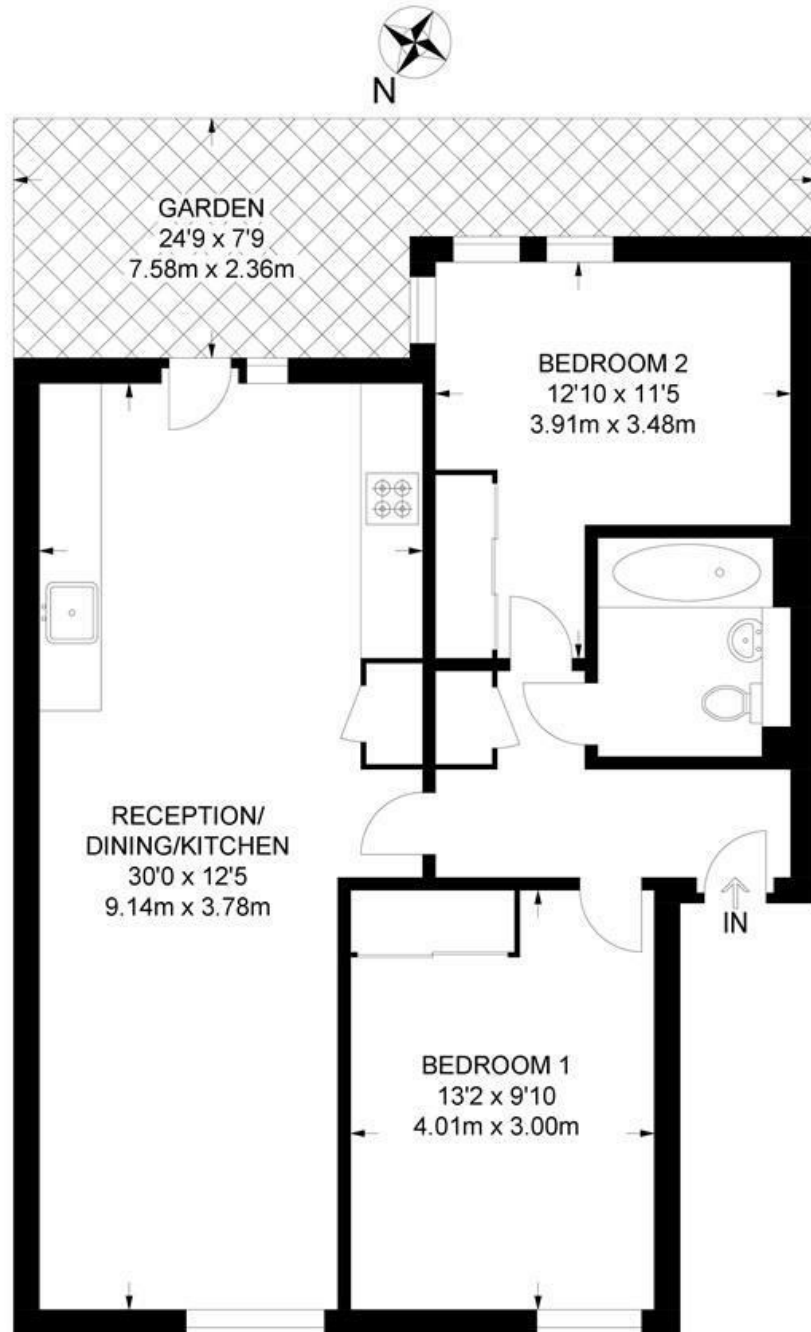




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **714 SQ FT / 66.3 SQ M**



**GROUND FLOOR**



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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