

**Clapham Park Road, SW4**

1 bedroom flat - purpose built for sale

**£450,000**

Leasehold

## Property Details

A rarely available and generously proportioned one bedroom apartment with two bathrooms and allocated gated parking, set within an elegant property ideally located moments from Clapham High Street, a short stroll to the Tube and the Common. Mount Lodge is an attractive building set back from Clapham Park Road behind a low wall and hedging, offering a sense of privacy and strong kerb appeal. Residents benefit from gated access and an allocated parking space to the rear. Occupying the first floor and spanning over 750 sq ft, the apartment feels wonderfully bright and airy. The spacious reception room features plantation shutters, corniced ceilings and warm engineered wooden flooring, with ample space to lounge, dine and work from home. A separate shaker-style kitchen provides plentiful storage, black worktops and integrated appliances. The impressive bedroom stretches over six metres, offering excellent storage potential and an en-suite shower room, while a second bathroom and hallway storage add further practicality.

Council tax band D

EPC rating C (71)

## Features

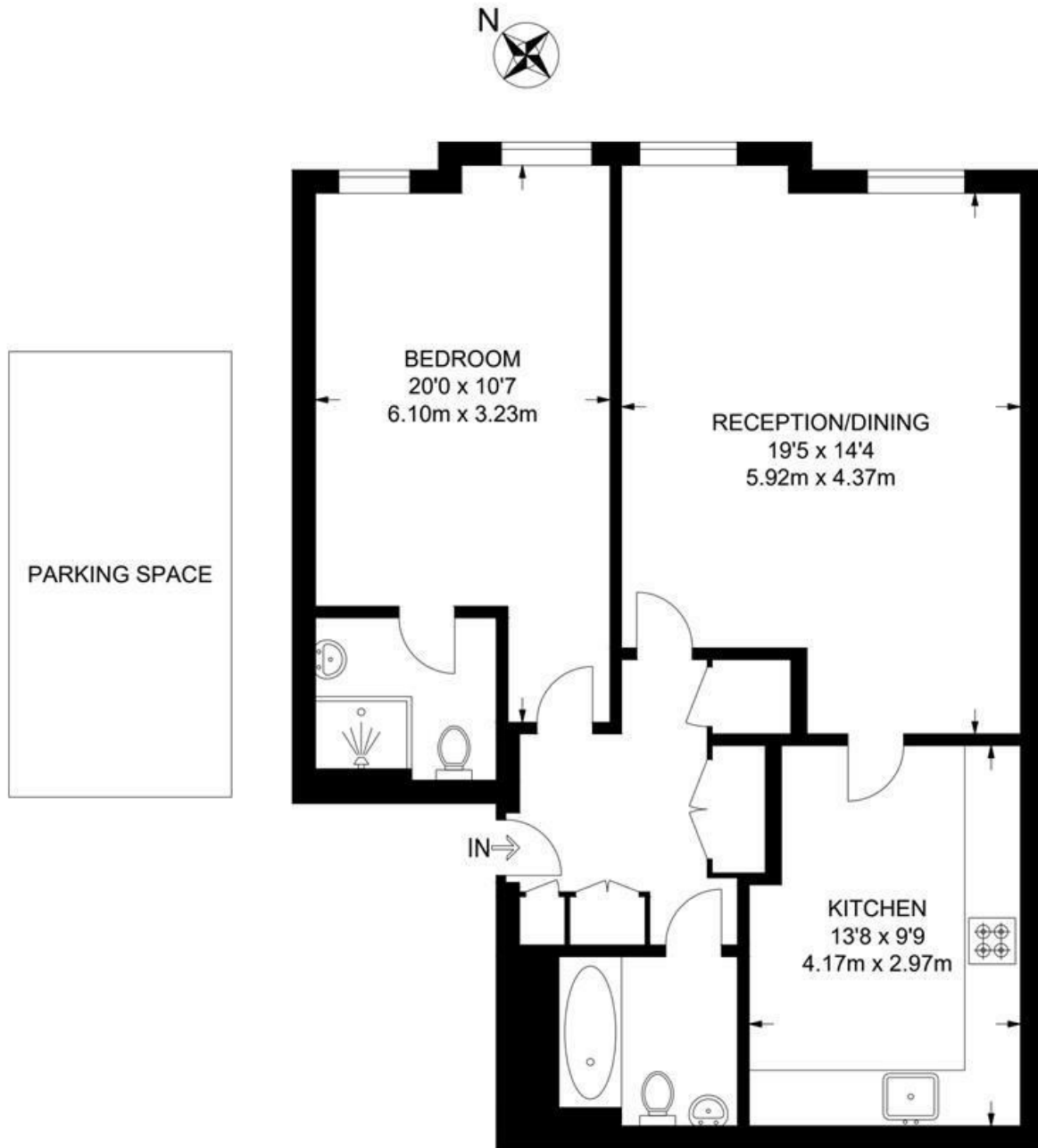
- One double bedroom
- Two bathrooms
- Grand, gated property with residents' garden
- Allocated off-street parking space
- Over 750 square feet
- Convenient location with a vast array of amenities
- Clapham High Street a five-minute walk away
- Abbeville Village and Old Town both close by
- Northern Line a six-minute walk
- Chain-free



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APPROXIMATE GROSS INTERNAL AREA: **769 SQ FT / 71.4 SQ M**



**FIRST 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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