



## PRAGUE PLACE, SW2

£275,000

- One double bedroom
- Spacious reception
- Balcony
- Built-in storage
- Great transport links
- Energy rating: D





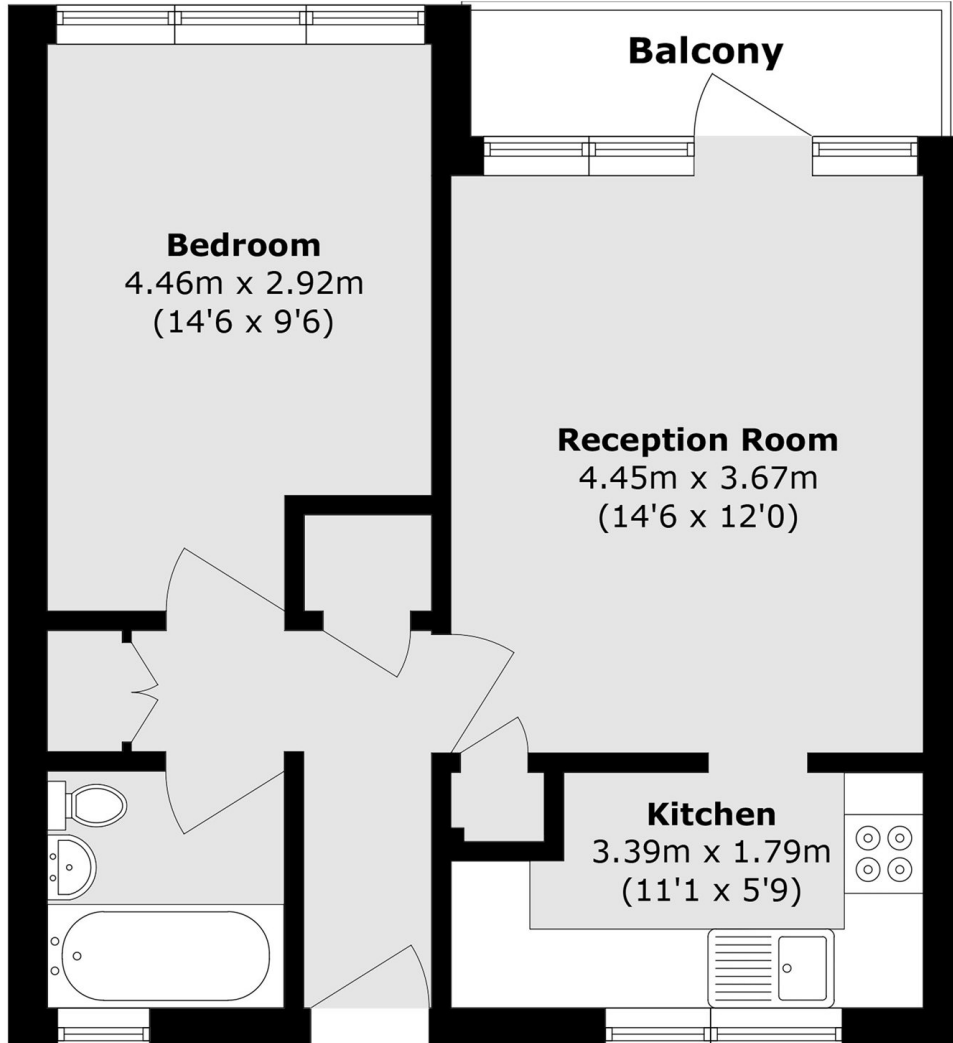
## ABOUT THE HOME

A light and bright one double bedroom purpose built flat conveniently situated between Clapham and Brixton. Offered to market in good decorative order, the accommodation comprises a spacious reception room with balcony, modern fitted kitchen and handy built-in storage. An ideal first time purchase.

Prague Place is a quiet residential development situated between Brixton Hill and Abbeville Village and within easy reach of the shops, cafés and recreational amenities of both Clapham High Street and Brixton town centre. Transport links include Clapham North (Northern line) Underground / Clapham High Street (Windrush line) Overground (0.7 mile), while numerous regular bus routes run close by.







Total area (approx.): 45.1 sq. m (485.5 sq. ft)

Balcony area (approx.): 3.4 sq. m (36.6 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.