



**William Bonney Estate, London SW4 7JG**

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## **William Bonney Estate, London**

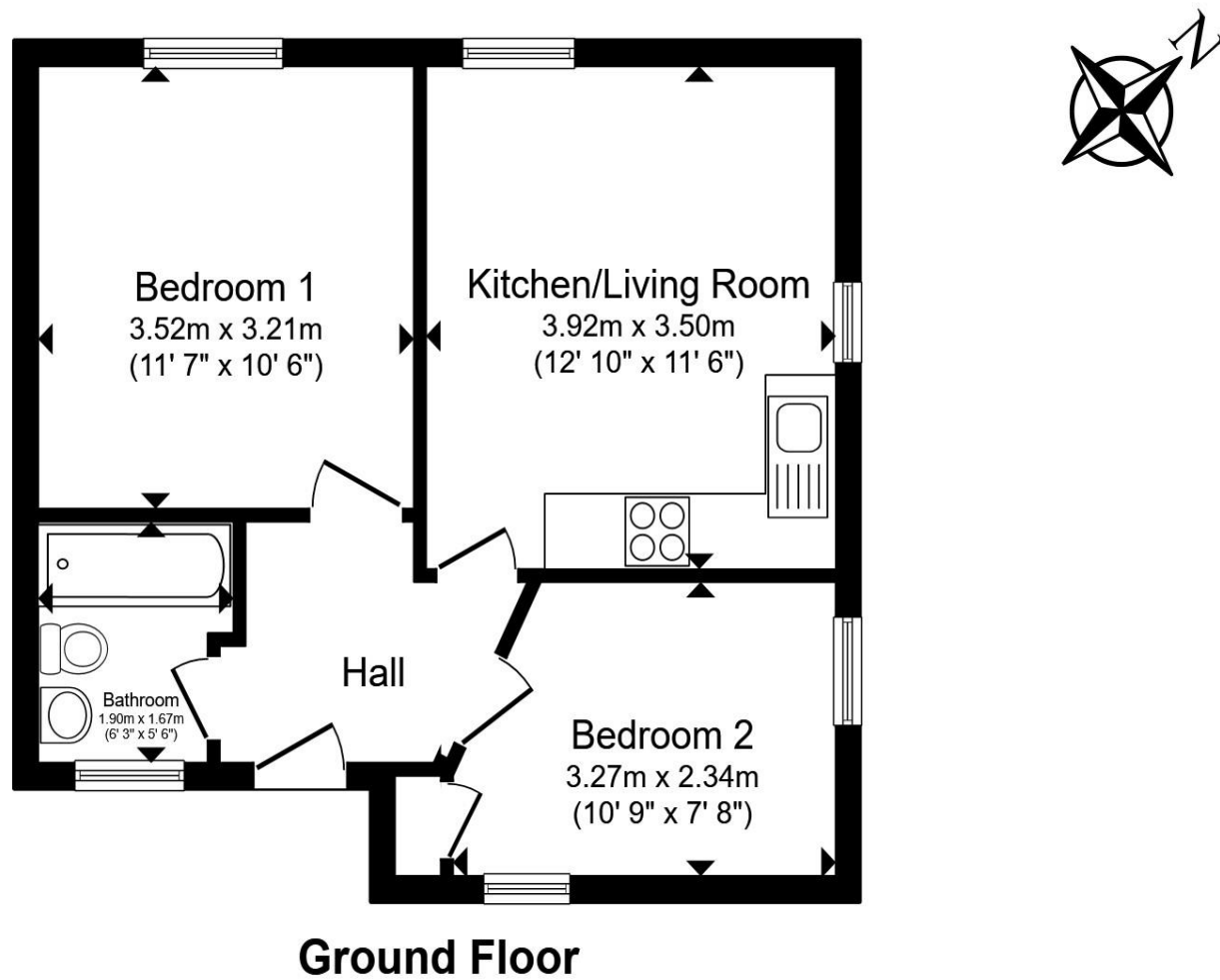
A thoughtfully refurbished two-bedroom ground floor apartment for sale, positioned within a well-maintained purpose-built development and offering an excellent balance of comfort, light and convenience.

The property is accessed via its own private front door and is arranged to provide a bright and well-proportioned reception room, open-plan kitchen enjoying pleasant outlooks, two genuine double bedrooms, all finished to a contemporary standard. Hardwood flooring and stylish column radiators run throughout, enhancing the sense of quality and cohesion.

Ideally located within easy reach of Clapham Common Underground station and the wide-ranging shops, cafés and restaurants of the surrounding area, the flat is also moments from the open green spaces of the Common itself. Resident parking is available.

This property would suit first-time buyers seeking a with strong transport links, or investors looking for a secure acquisition with attractive rental yield.





Total floor area 41.1 m<sup>2</sup> (442 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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- Two double bedrooms
- Bright reception room
- Separate kitchen
- Newly refurbished shower room
- Hardwood flooring throughout

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 3440.13

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Dec 2023.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £440,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CPM108358 - 0009

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