



## CLARENCE AVENUE, SW4

£499,950

Two Double Bedrooms  
Modern Build  
Brand New Interior  
Private Garden  
Secure Development  
Low Service Charge

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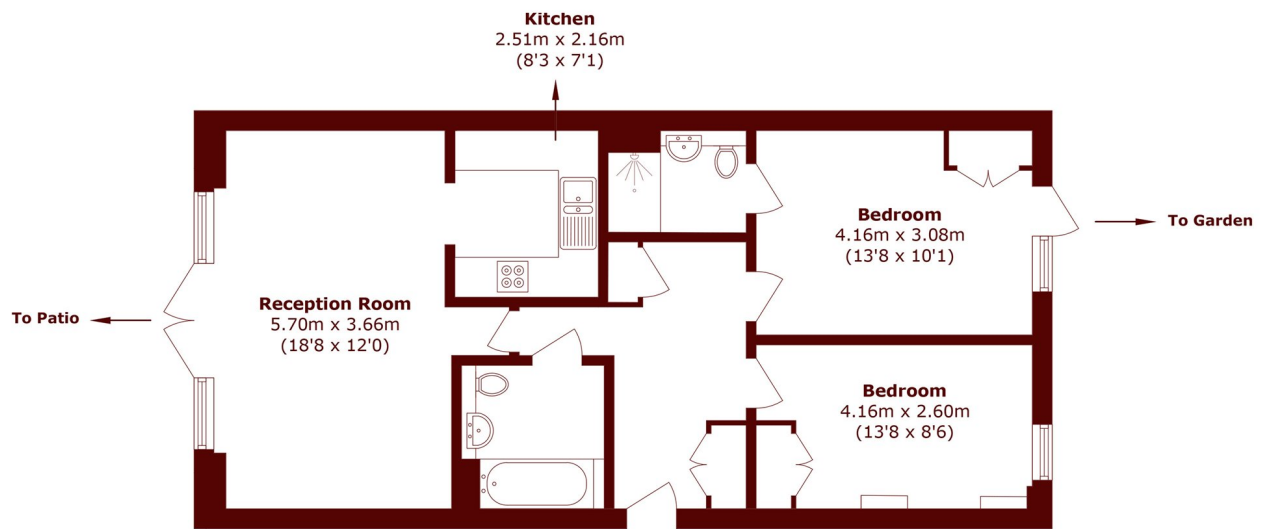
# ABOUT THE PROPERTY

This bright two double bedroom modern build apartment has undergone significant refurbishment resulting in a brand new interior, from the floors to the soundproofing and insulation. There are very few competing flats available with this high a specification, and even fewer with a similar size private garden.

Clarence Avenue is positioned behind the Abbeville Village, with its incredible local community and many local amenities. There is easy access to Clapham South tube station and the common.



# STEP INSIDE CLARENCE AVENUE



Total area (approx.): 69.9 sq. m (752.4 sq. ft)

**Battersea**  
020 7326 9920

Energy Rating: 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

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