



## DRYDEN CLOSE, SW4

£615,000

- Private entrance
- Two bedrooms
- Open plan reception/kitchen
- Private terrace
- Cul de sac location
- Energy rating: C





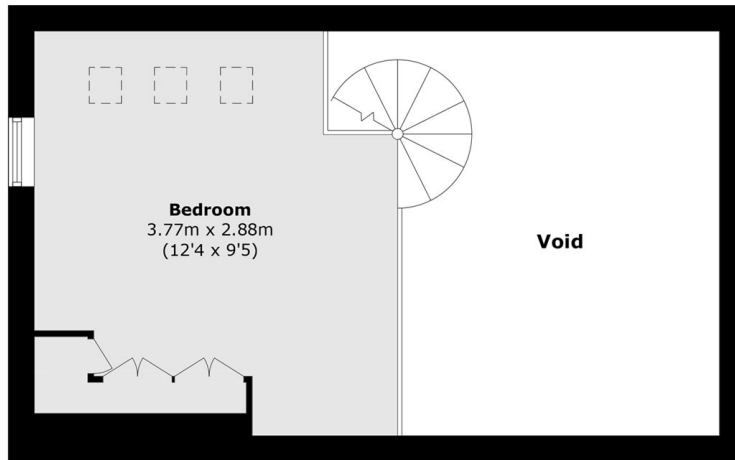
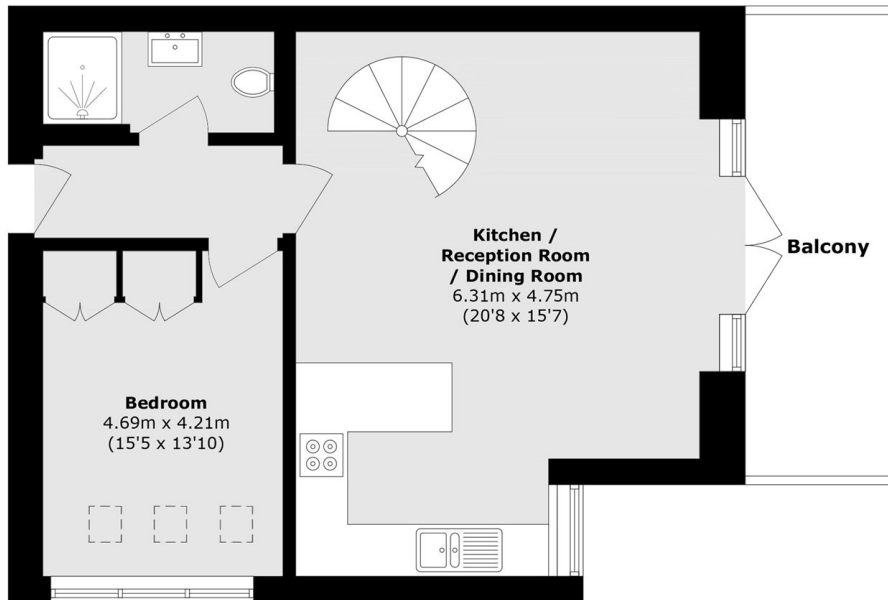
## ABOUT THE HOME

A modern loft style apartment set within a quiet cul de sac location close to both Clapham High Street and Abbeville Village. The property is tastefully presented and comprises an open plan reception room with double height ceiling, modern kitchen and access to the covered terrace. Both bedrooms are generously sized with one on the lower floor and the other occupying the entire mezzanine level above.

Dryden Close is a residential development made up of family homes and small low rise private blocks. The amenities of Abbeville Road and Clapham High Street are within easy reach, while Clapham Common (Northern line) Underground is just 0.4 mile. Numerous frequent buses serving the City and West End also run close by.





**Mezzanine****First Floor**

Total area (approx.): 66.2 sq. m (712.5 sq. ft)  
(Excluding Void)

Balcony area (approx.): 8.3 sq. m (89.3 sq. ft)

**JACKSONS CLAPHAM**

73 Abbeville Road, London,  
SW4 9JN

Sales: 020 8487 3177

Lettings: 020 8487 3178

Energy Rating: C 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.