



## RUBENS PLACE, SW4

£400,000

Top Floor Apartment  
Private Gated Development  
Private Underground Parking  
Close To Brixton & Clapham  
Wrap Around Balcony  
Energy Rating: C

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# ABOUT THE PROPERTY

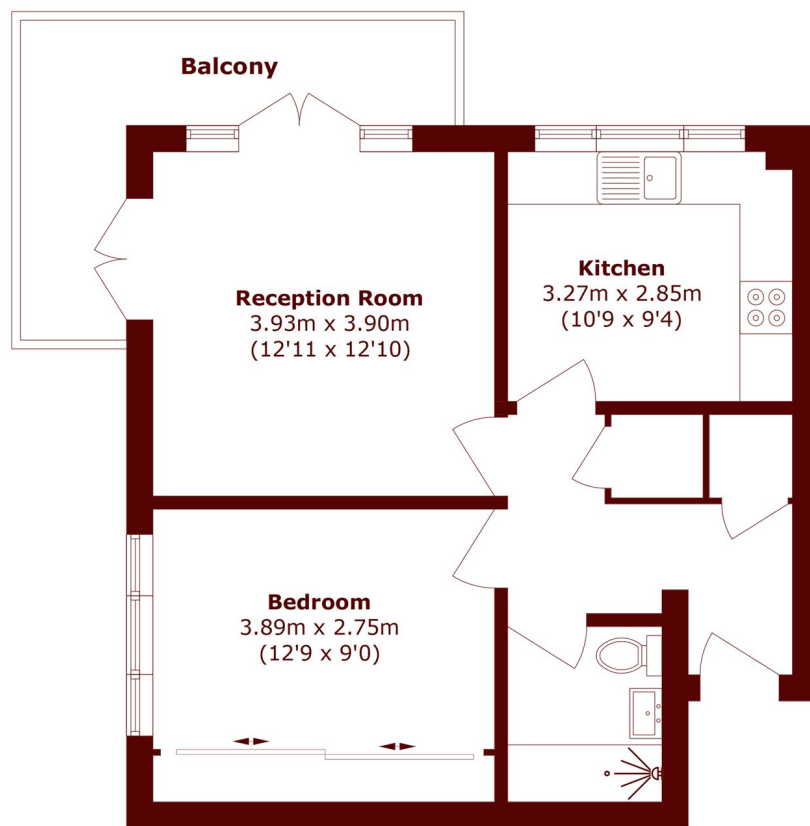
A spacious top-floor apartment set within the grounds of a well-maintained private gated development. The property features an eat-in kitchen, a modern bathroom, and a sunny south-east-facing wraparound balcony that floods the reception room with natural light.

Further benefits include ample built-in storage throughout the bedroom and hallway, as well as secure underground parking.

Rubens Place is a sought-after development, enviably located between Clapham and Brixton, offering easy access to a wide range of local amenities as well as the Northern and Victoria tube lines.



# STEP INSIDE RUBENS PLACE



Total area (approx.): 52.0 sq. m (559.7 sq. ft)

Balcony area (approx.): 8.9 sq. m (95.7 sq. ft)

**Brixton**  
020 7733 4595

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

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