



## Clarence Avenue, SW4

### £330,000

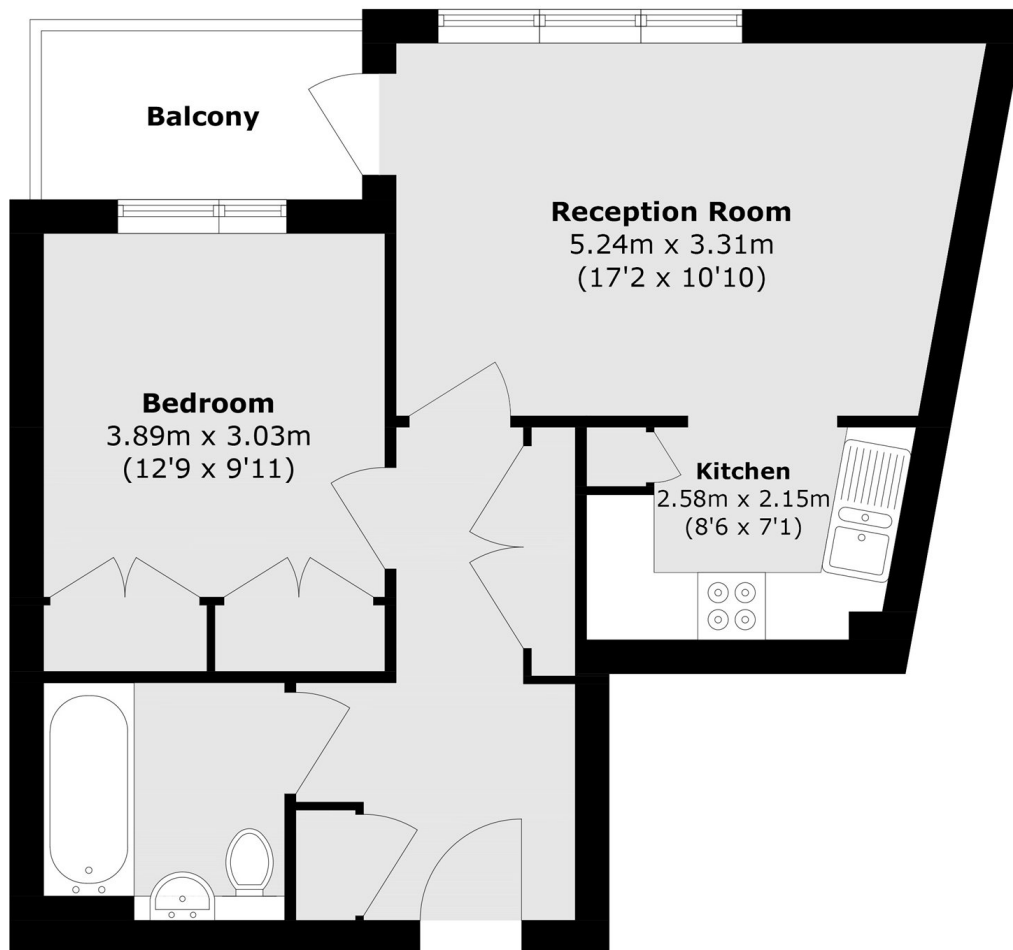
This superb second-floor contemporary apartment is situated within a highly desirable modern development and has been recently refurbished to an excellent standard throughout. The accommodation comprises a spacious reception room with access to a private, west-facing balcony, and a well-equipped kitchen. Practicality meets style with generous integrated storage and cupboards throughout the hallway, leading to a double bedroom featuring two large fitted wardrobes. A modern bathroom completes the space. The property is offered to the market with a long lease and no onward chain. The seller is also sale ready and in a position to begin the transaction immediately. Furniture has been added digitally.

Clarence Avenue is ideally situated for the many local boutique shops, restaurants and bars of Abbeville Village, and the green open spaces of Clapham Common. Clapham Common & Clapham South stations are just a short walk away.

### Features

- Modern Apartment
- Reception Room
- Integrated Kitchen
- Double Bedroom
- Balcony
- Available Parking

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Total area (approx.): 48.2 sq. m (518.8 sq. ft)  
Balcony area (approx.): 4.2 sq. m (45.2 sq. ft)