



Lethaby House Rubens Place, London SW4 7RB

welcome to

Lethaby House Rubens Place, London

A beautifully proportioned three-bedroom, two-bathroom third-floor apartment for sale, set within a secure modern development, ideally positioned between Brixton and Clapham High Street, perfect for buyers seeking vibrant city living with a peaceful residential feel.



Offering close to 1,028 sq ft of internal accommodation, the apartment is finished in neutral tones throughout and further benefits from a newly installed boiler, communal lift access and allocated off-street parking, making this a truly turnkey purchase.

The contemporary kitchen is fully equipped with integrated appliances and ample storage, while the reception provides excellent space for both dining and entertaining, benefitting from dual-aspect windows.

Rubens Place offers a calm retreat, enhanced by gated access, CCTV and immaculately maintained communal gardens. A bright open-plan reception room with hardwood flooring and large French doors, flooding the space with natural light and opening onto a generous wraparound terrace, ideal for relaxing or entertaining while enjoying views across the landscaped shared gardens.

Ideally located just off Ferndale Road, the property enjoys excellent access to the shops, cafés and nightlife of Clapham, along with Venn Street Market and Clapham Old Town. Superb transport links are close by, with Clapham North (tube with the Northern Line) and Clapham High Street stations (overground) within easy reach, plus the open green spaces of Clapham Common.

Brixton is also moments away, with Brixton tube station (Victoria Line), Brixton Rail Station, the Ritzy Cinema, Brixton Village, O2 Academy, Pop



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Lethaby House Rubens Place, London

- Generous three-bedroom, two-bathroom third-floor apartment offering close to 1,028 sq ft of internal space
- Bright open-plan reception with hardwood floors throughout the flat, dual aspect windows and French doors opening onto a large wraparound terrace
- Principal bedroom with fitted wardrobes and en-suite, plus two further well-proportioned bedrooms
- Secure gated development with lift access, beautifully maintained communal gardens and allocated off-street parking
- Ideally positioned between Brixton and Clapham High Street, moments from excellent transport links and green open spaces

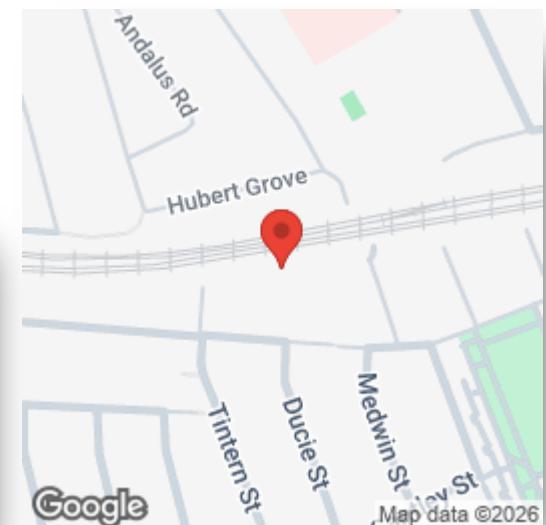
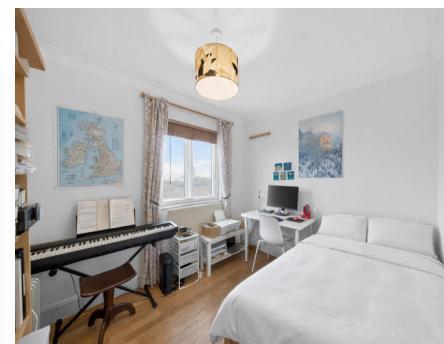
Tenure: Leasehold EPC Rating: B

Council Tax Band: F Service Charge: 5370.00

Ground Rent: 157.50

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£725,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CPM108357 - 0005

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