



The Pavement  
Clapham, SW4









Chestertons are delighted to introduce stunning second floor flat in a prime position in the heart of Clapham Old Town. This wonderful apartment is very bright and spacious and is presented in immaculate order throughout.

The flat is accessed via its own private entrance from the communal hallway which goes into a larger than average entrance hall. All rooms lead off the central hallway, there are two double bedrooms both of which are at the rear of the property and both also have ample built in wardrobes.

The modern shower room is recently fitted and benefits from a three piece suite including a double shower and underfloor heating. The bright and open kitchen and living room is at the front of the property with direct views over Clapham Common. It features a modern kitchen which is fully fitted, has a useful breakfast bar and has a range of base and eye level units as well as a mix of freestanding and built in appliances.

The Pavement looks over Clapham Common its self and is a short walk of Clapham Common underground station (Zone 2) providing direct links to the City and the West End. Additional transport options include numerous bus services and Clapham High Street mainline station.

The vibrant and bustling cafes, restaurants, bars and shopping facilities local to the Old Town and Clapham High Street are also literally on the door step of this extremely well located flat. Families with young children will also benefit from the playground and splash pool just across the road, offering a safe and convenient spot for outdoor fun.

- A spacious second floor flat in the heart of Clapham Old Town
- Direct views over Clapham Common
- Immaculately presented through out
- Modern shower room
- Two double bedrooms
- Open plan kitchen / living room
- Close proximity to bars, shops and restaurants
- A short stroll from Clapham Common underground station

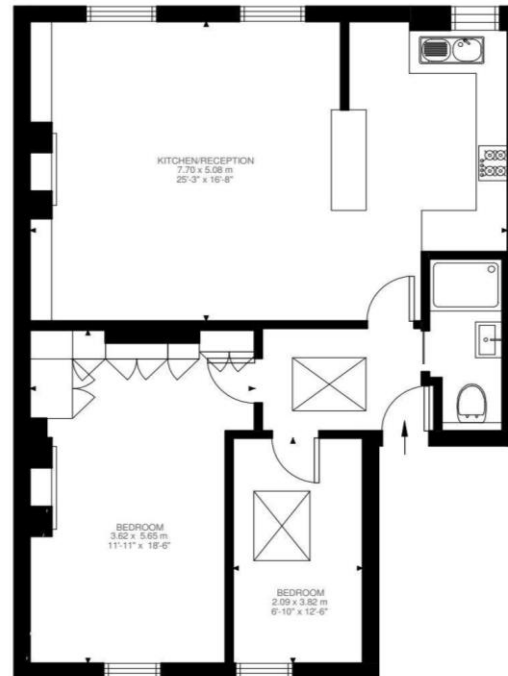
Asking Price £700,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-89 B		
69-80 C		77
55-68 D	51	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold 87 years 1 months  
**Service Charge:** £0  
**Ground Rent:** £150  
**Local Authority:** Lambeth  
**Council Tax Band:** D

*Chestertons Clapham Common Lettings*

chestertons.co.uk



Second Floor  
805 ft<sup>2</sup>

The Pavement, SW4  
Approximate Gross Internal Area  
74.78 SQ.M / 805 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable