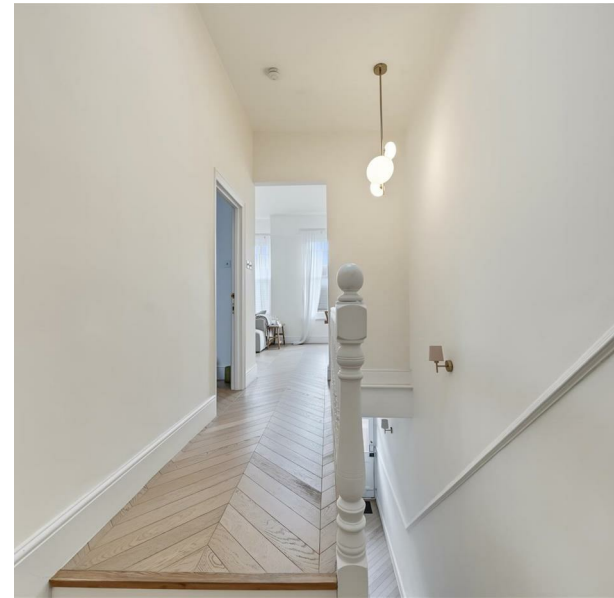


7 North Street, Clapham Old Town, London, SW4 0HN

£825,000

Council Tax Band: C


ORLANDO REID



A beautifully refurbished and exceptionally spacious two-bedroom flat measuring approximately 930 sq ft, offering its own private entrance and a highly sought-after position in the heart of Clapham Old Town.

The layout has been thoughtfully reconfigured to improve the flow and functionality of the property. At its heart is an impressive kitchen and dining room, fitted with a range of Siemens integrated appliances and providing an excellent space for entertaining.

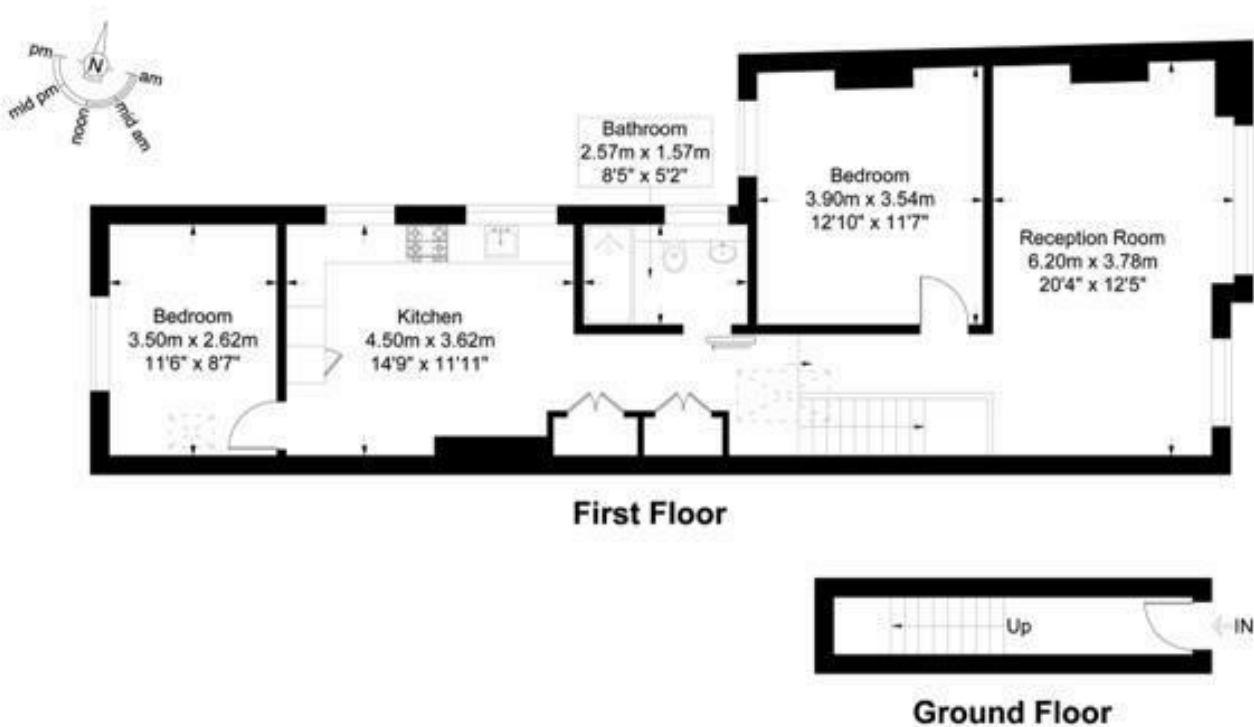
The separate living room is particularly generous, with excellent natural light and ample room for both relaxing and working from home. There are two genuine double bedrooms, a well-appointed bathroom and a



St Johns Court 19b Quay Street, Manchester, M3 3HN
01616760099
manchester@orlandoreid.co.uk
<https://www.orlandoreid.co.uk/manchester/>

North Street, SW4

Approximate Gross Internal Area = 930 sq ft / 86.3 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	53	65
EU Directive 2002/91/EC		