



Union Road  
London, SW4

CHESTERTONS









Well laid out ground floor, one bedroom apartment situated on Union Road, just moments from both Clapham North and Stockwell tube stations

The flat comprises of a large reception room with bay window, good sized double bedroom, shower room and separate kitchen with utility area that leads onto a south facing private garden.

A fantastic location close to Clapham High Street with its multitude of restaurants, bars and coffee shops are all within reach in ten minutes, as is Clapham Old Town. The green open spaces of Clapham Common are within strolling distance. Battersea Power Station shops and restaurants are a twenty-minute walk straight down Union and Stewart Road.

There are excellent transport links all in under a ten-minute walk away, with access to Victoria and Northern Lines at Stockwell and Clapham North tube stations, plus the London Overground and numerous bus routes to central London. Wandsworth Road is also less than a ten-minute walk.

- 1 Bedroom
- Private Garden
- Parking space
- Great location
- Close to transport

Asking Price £375,000

Energy Efficiency Rating		
Not energy efficient - higher running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	72	78
55-68 D		
49-54 E		
41-45 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**Tenure:** Leasehold 148 years 6 months

**Service Charge:** £0

**Ground Rent:** £0

**Local Authority:** London Borough Of Lambeth

**Council Tax Band:** C

*Chestertons Battersea Park & Nine Elms Sales*

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Approximate gross internal area

52.59 sq m / 566 sq ft



Key :  
CH - Ceiling Height



## Lower Ground Floor

**Not to scale, for guidance only and must not be relied upon as a statement of fact.**

**All measurements and areas are approximate only**

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