



Offerton Road, London SW4 0DH



welcome to
Offerton Road, London

A well-presented Victorian conversion for sale, ideally positioned on one of Clapham Old Town's most sought-after tree-lined streets.

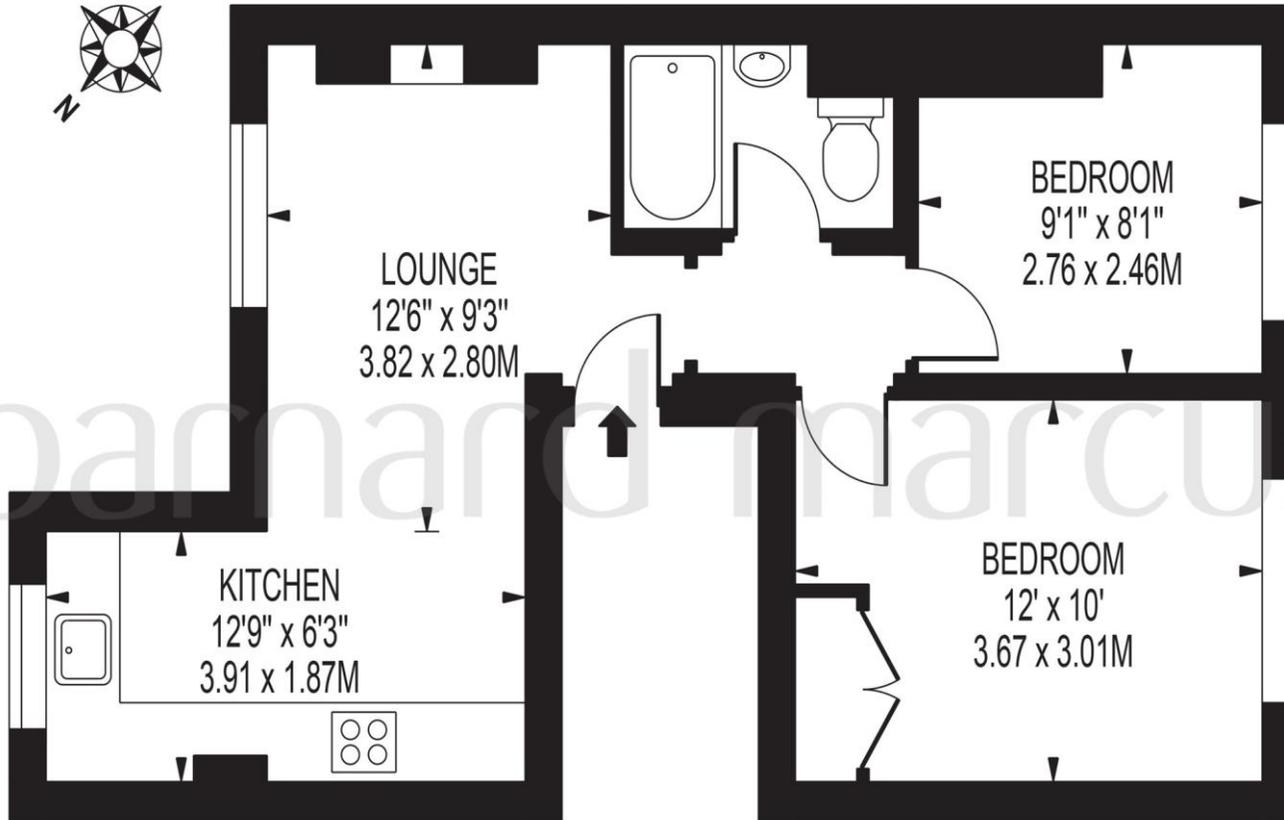
This light filled two-bedroom home offers bright and well-proportioned accommodation throughout, featuring an inviting open-plan living area flooded with natural light and complemented by impressive high ceilings. The layout has been thoughtfully designed to maximise both comfort and style, creating a superb space for modern living and entertaining.

Offerton Road enjoys an enviable position in the very heart of Clapham Old Town, just moments from its array of boutique shops, cafés, and acclaimed restaurants, as well as the Virgin Active gym. Clapham Common is also within 0.2 miles, providing expansive green space, tennis courts, and a wealth of outdoor amenities. Excellent transport links are nearby, offering swift access into central London and beyond.



OFFERTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 442 SQ FT - 41.09 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- 2 Bedroom
- Bright and Airy
- Open Plan Kitchen
- Great Location
- Proximity To The Common

Tenure: Leasehold EPC Rating: C

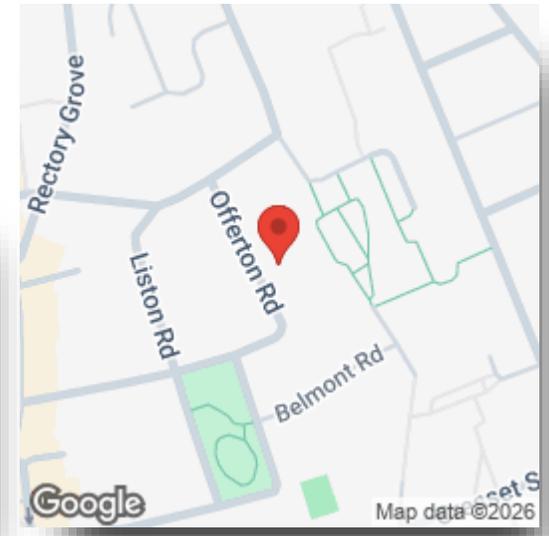
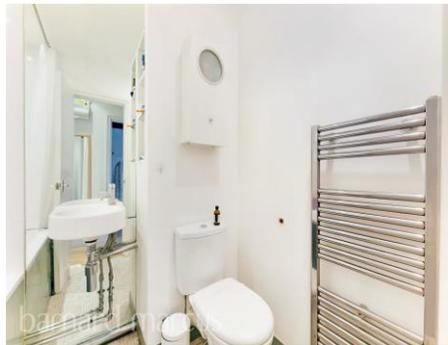
Council Tax Band: G Service Charge: 600.00

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CPM107777](https://www.barnardmarcus.co.uk/Property/CPM107777)



Property Ref:
CPM107777 - 0018

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