

FOR SALE



Medwin Street, Clapham North, SW4

GUIDE PRICE £325,000 Freehold



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Property Description

A generously sized and well-maintained one-bedroom split-level house, situated on the quiet residential Medwin Street in Clapham North, SW4. The property opens into a bright and spacious open-plan kitchen and reception area. On the lower level, you'll find a large double bedroom along with a stylish three-piece bathroom featuring twin sinks and a shower over the bath.

The property further benefits from a private external storage unit, providing secure and convenient space for bicycles and additional household storage.

Ideally positioned between the vibrant areas of Clapham North and Brixton, the house benefits from excellent transport connections via the Windrush Line and Victoria Line, offering easy access across London and into the City. Nearby Brixton Market provides a wide array of shops, restaurants, and bars to explore.

This property is ideal for a single occupant or couple seeking generous living space and superb connectivity.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	72	76
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Ground Floor



Floor 1



Approximate total area⁽¹⁾
578 ft²
53.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – D

Local Authority – Lambeth Council



Property Type
House



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard / Superfast /
Ultrafast



Mobile Signal
Good Coverage

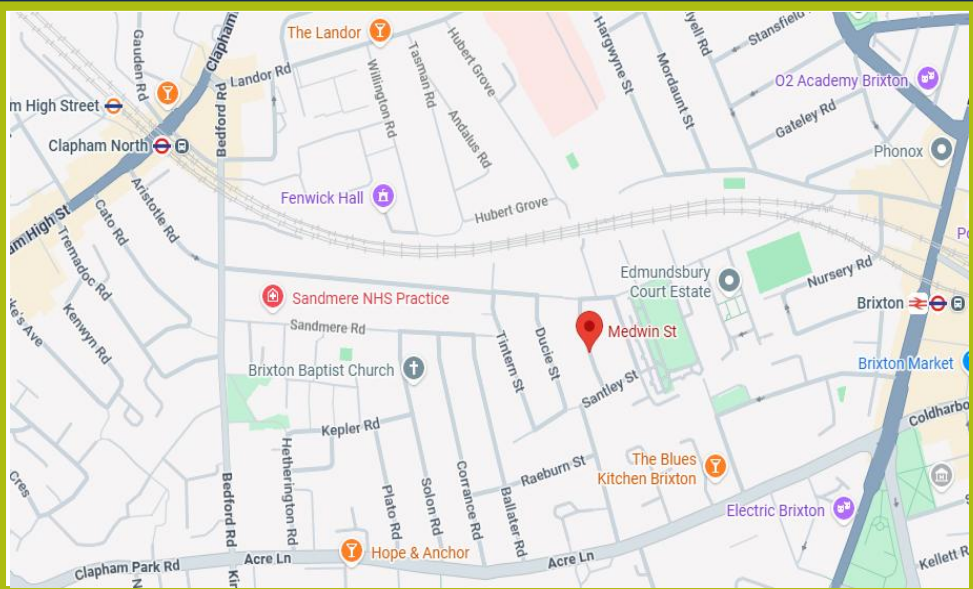


Flood Risk

*Has the property been flooded in the past
five years: NO*
Risk Level: Low



Proposed Development
in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

