



Clarence Avenue, Clapham, SW4

1 bedroom flat - purpose built for sale

£365,000

Leasehold

Property Details

This stylish and contemporary one double bedroom third floor apartment features a south-east facing balcony and is set within a purpose-built development. Positioned on the third floor, it enjoys a peaceful setting with elevated views and excellent natural light. The spacious open-plan living area is bright and inviting, with room for both seating and dining, while the modern kitchen is set slightly apart, offering a practical layout with sleek finishes and a recently updated oven. The well-proportioned double bedroom includes fitted wardrobes, with additional storage in the hallway. The bathroom is clean and modern, complete with a full-sized bath and overhead shower. The private balcony provides a lovely spot to relax, benefiting from morning sunshine and a leafy outlook. The building is well maintained with a low service charge, and the apartment is energy efficient, offering comfortable living throughout the year.

Features

- One double bedroom
- South-east facing balcony
- Purpose built flat
- Ample storage
- Bright and airy
- Amenities of Abbeville Village and Acre Lane close by
- Clapham, Brixton and Balham all within walking distance
- Northern and Victoria lines
- Chain-free

Council tax band D EPC rating C (80)

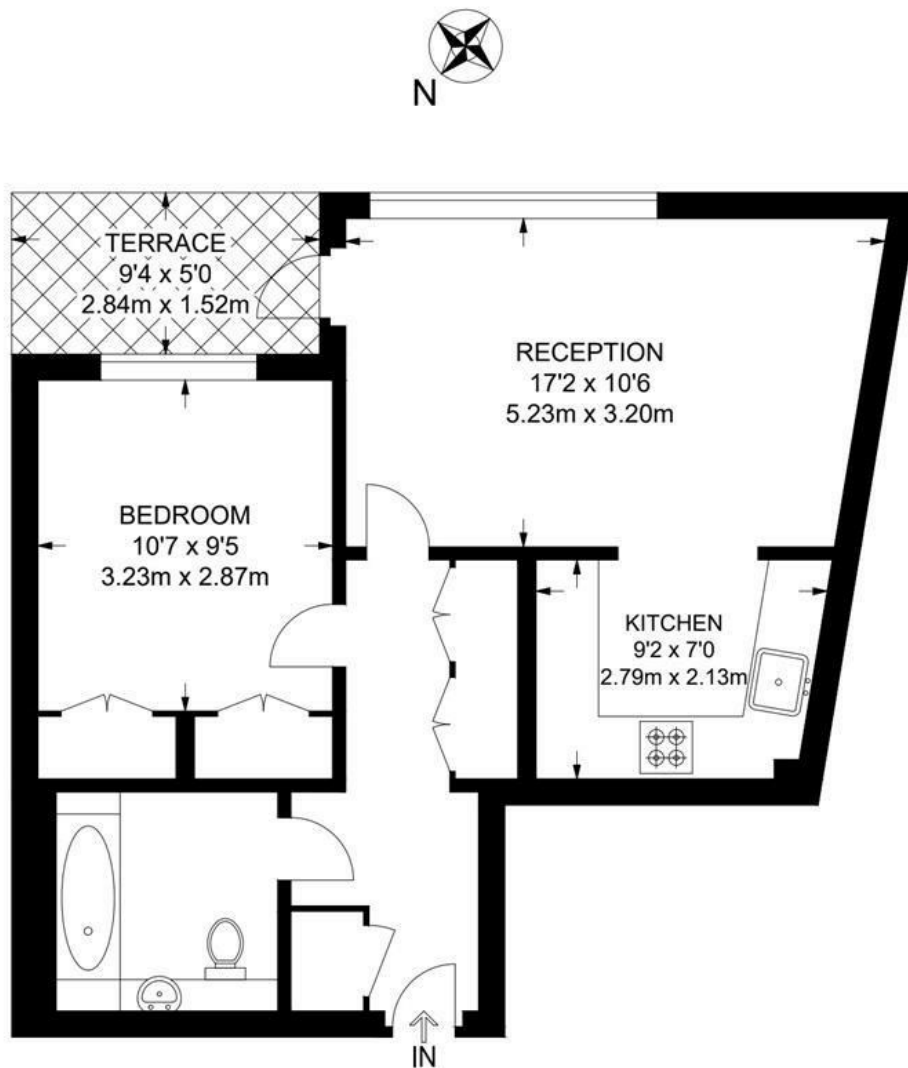




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APPROXIMATE GROSS INTERNAL AREA: **522 SQ FT / 48.5 SQ M**



THIRD FLOOR



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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