



42

Belgravia House, Clarence Avenue | London | SW4 8HY

Offers In Excess Of £270,000



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Spacious One-Bedroom Flat for Sale in Clapham SW4 with City Views

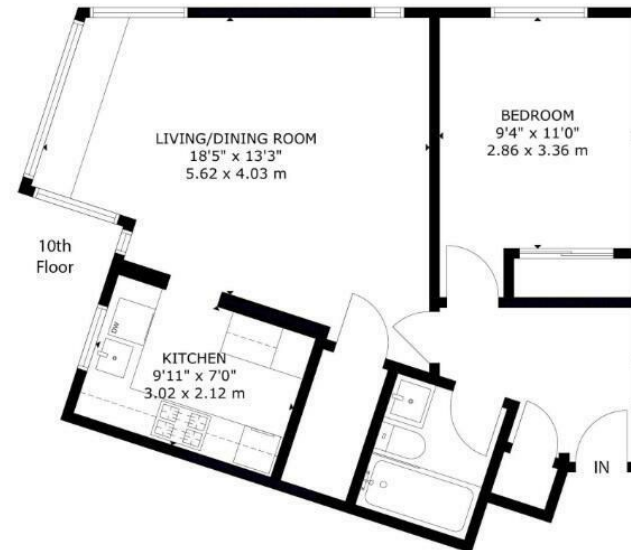
A bright and spacious one-bedroom flat for sale in Clapham SW4, set on an upper floor within Belgravia House and offering impressive city views, excellent natural light and well-balanced living accommodation throughout. Ideally positioned close to Clapham Common, Brixton and excellent transport links, this well-maintained apartment is perfectly suited to first-time buyers, professionals and buy-to-let investors looking for a property in a prime South West London location.

The property features a generously sized reception room with large double-glazed windows that flood the space with natural light while enhancing the open and airy feel of the apartment. The elevated position provides attractive skyline views and a sense of privacy rarely found in similarly located properties. There is ample room for both living and dining areas, making the space ideal for modern day-to-day living, entertaining or working from home.

- Bright one-bedroom apartment
- Set on a high level with lovely city views
- Large double-glazed windows with excellent natural light
- Clean, well-maintained condition throughout
- Excellent transport links: Clapham North, Clapham Common, Clapham South & Brixton
- Service Charge Estimate £3828
- Lease length 120 years
- Ground Rent £10



Belgravia House SW4
 Gross Internal Area:
 54 Sq. meters
 583Sq. feet



For Illustration Purposes Only - Not To Scale

This floor plan should be used as general outline for guidance only.
 All measurements are approximate and for illustration purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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	

Council Tax Band A
 EPC Rating C

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