



## Clarence Avenue, SW4

£475,000

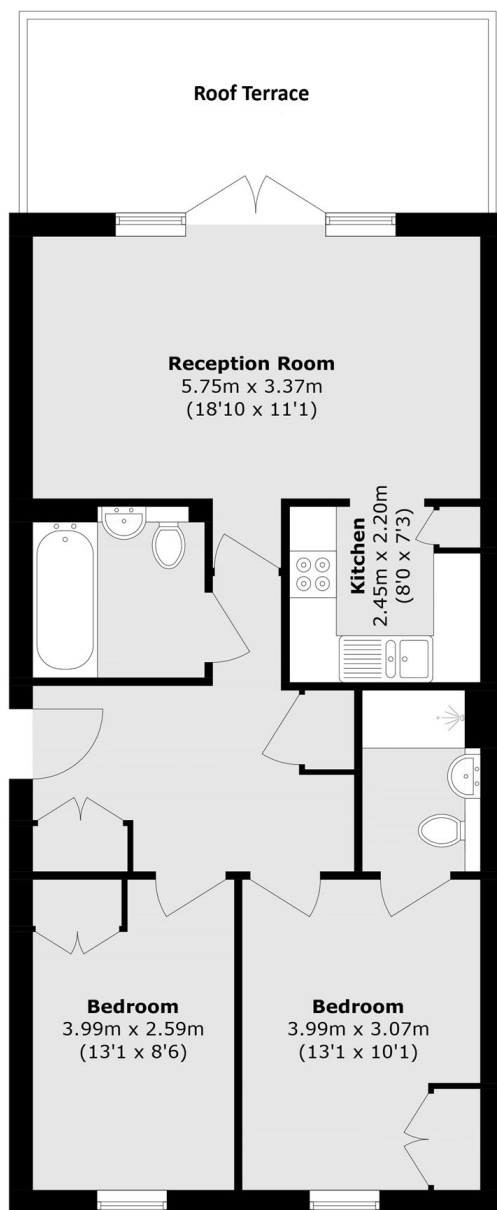
This impressive third-floor contemporary apartment is situated within a highly desirable modern development and has been recently refurbished to an excellent standard throughout. The accommodation comprises a spacious reception room, an adjoining well-equipped kitchen, a large, private, west-facing roof terrace, two double bedrooms, two modern bathrooms, and ample storage. The property is offered to the market with a long lease and no onward chain.

Clarence Avenue is ideally situated for the many local boutique shops, restaurants and bars of Abbeville Village, and the green open spaces of Clapham Common. Clapham Common & Clapham South stations are just a short walk away.

### Features

Bright Reception Room  
Integrated Kitchen  
Two Double Bedrooms  
Two Bathrooms  
Terrace  
Available Parking

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Total area (approx.): 70.4 sq. m (757.7 sq. ft)  
Terrace area (approx.): 14.7 sq. m (158.2 sq. ft)