



**Jeffreys Road, Clapham, SW4**

2 bedroom flat - conversion for sale

**£600,000**

Leasehold

## Property Details

This two-bedroom garden flat with a private entrance offers a bright and inviting open-plan reception and kitchen. A large bay with three double-glazed Accoya sash windows fills the space with natural light and creates the perfect dining nook, while the lounge is arranged in a designated area and the kitchen tucked into one corner with white cabinetry, wooden worktops, a white subway-tile splashback and plenty of storage. A handy utility room leads off the reception. The principal bedroom is a peaceful retreat with two windows overlooking the South-facing private garden, bringing in an abundance of light and complemented by soft carpet underfoot. The second bedroom is versatile, ideal as a guest room or home office, with direct access to the garden. The centrally positioned bathroom is tiled with a shower over the bath, a heated towel rail and space for storage cupboards. The south-facing garden is beautifully landscaped with a patio and lawn bordered by flower beds, with a rear gate for convenient access.

Council tax band C

EPC rating C (70)

## Features

- Two double bedrooms
- Private South-facing garden
- Victorian conversion
- Own front door
- Utility room
- Spacious open-plan reception
- Over 900 square feet
- Moments from Clapham North and Stockwell with the Victoria and Northern Lines
- Clapham Common, Larkhall Park and Battersea Park, all within walking distance
- Chain-free

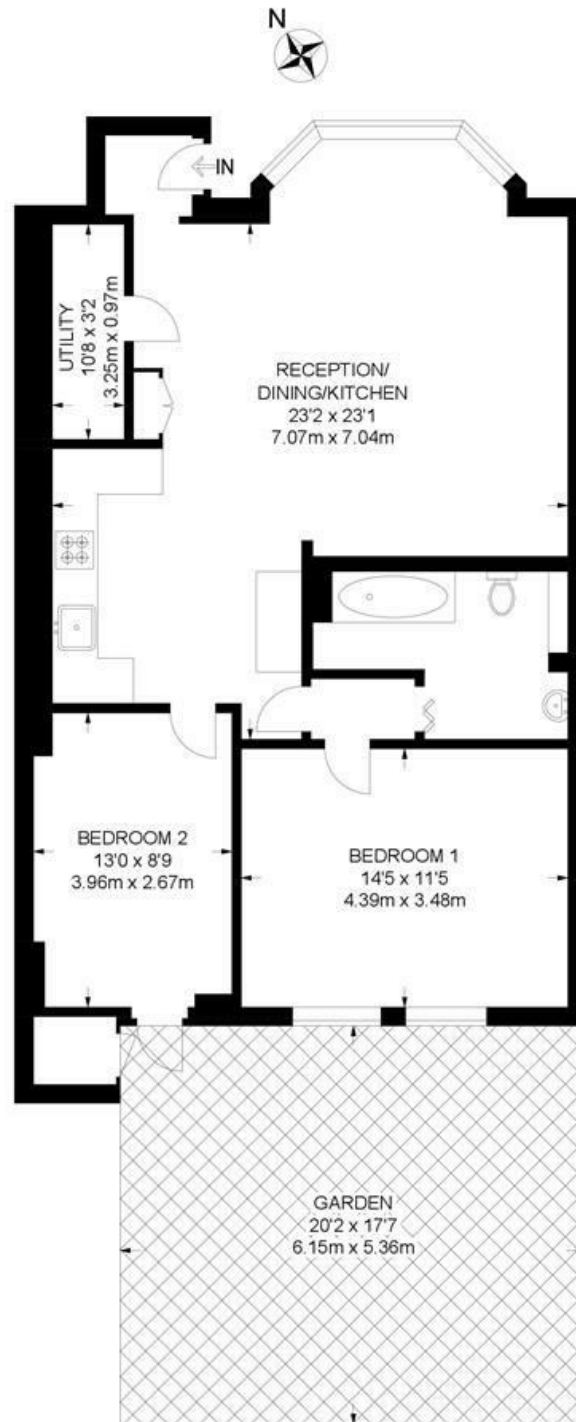




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 878 SQ FT / 81.6 SQ M



**LOWER GROUND 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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