



# QUILLIAM

287 Clapham Road

- No Onward Chain
- Two Double Bedrooms
- Spacious Kitchen/"Dining/Reception
- Well-appointed Bathroom
- First Floor Flat
- Private Balcony

- Local Amenities
- Clapham North Circa 10 Min Walk
- Stockwell Station Circa 3 Min Walk
- Clapham High Street Circa 14 Min Walk

**£510,000**

**Leasehold**





## Property Description

TWO DOUBLE BEDROOM, ONE BATHROOM first floor apartment with PRIVATE BALCONY within this modern block situated moments from Stockwell (Victoria & Northern Line) and Clapham North (Northern Line) underground stations. \*NO CHAIN\*

The apartment benefits from an entrance hall with storage cupboard housing the gas combi boiler, Gas central heating, laminate wood floors throughout.

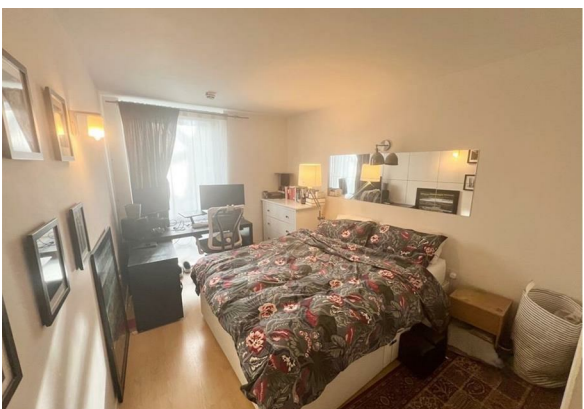
The property benefits from a spacious and bright reception room leading to a modern open plan fitted kitchen with a range of fitted white good appliances. Door leads from the reception room to a south facing balcony. Two double bedrooms, both with fully fitted wardrobes.

There are two double bedrooms, both with fully fitted wardrobes providing fantastic storage space options. Modern bathroom with shower cubicle, low level WC, basin, heated towel rail and mirrored cupboards with electric razor point inside.

The property is moments from Stockwell (Victoria & Northern Line) and Clapham North (Northern Line) underground stations, and is served by excellent local bus services.

Car Capping Scheme: There is no parking with this apartment and residents cannot apply for a Residents Permit to park on the street. However, local transport links are second to none making this an ideal property or buy to let investment.

NOTE: There is currently no EWS1 Form on the building. The Freeholder (Metropolitan Thames Valley Housing) is handling remedial works and has confirmed they are covering the associated costs of such works.



# Accommodation

Hallway

Bathroom

**Kitchen / Dining /  
Reception**

22'11" x 16'5"

**Balcony**

6'11" x 6'3"

**Bedroom One**

13'10" x 9'11"

**Bedroom Two**

13'10" x 9'3"



## Property Information

We have been informed by our Vendor of the following information:

Tenure: Leasehold

Term of Lease: 125 years from 24/06/2004 (approximately 103 years remaining)

Service Charge £2,583.63 per annum, reviewed annually by the Management Company

Ground Rent £125 per annum

London Borough of Lambeth Council Tax Band: E

Council Tax Payable for 2025/26 £2,549.33 per annum

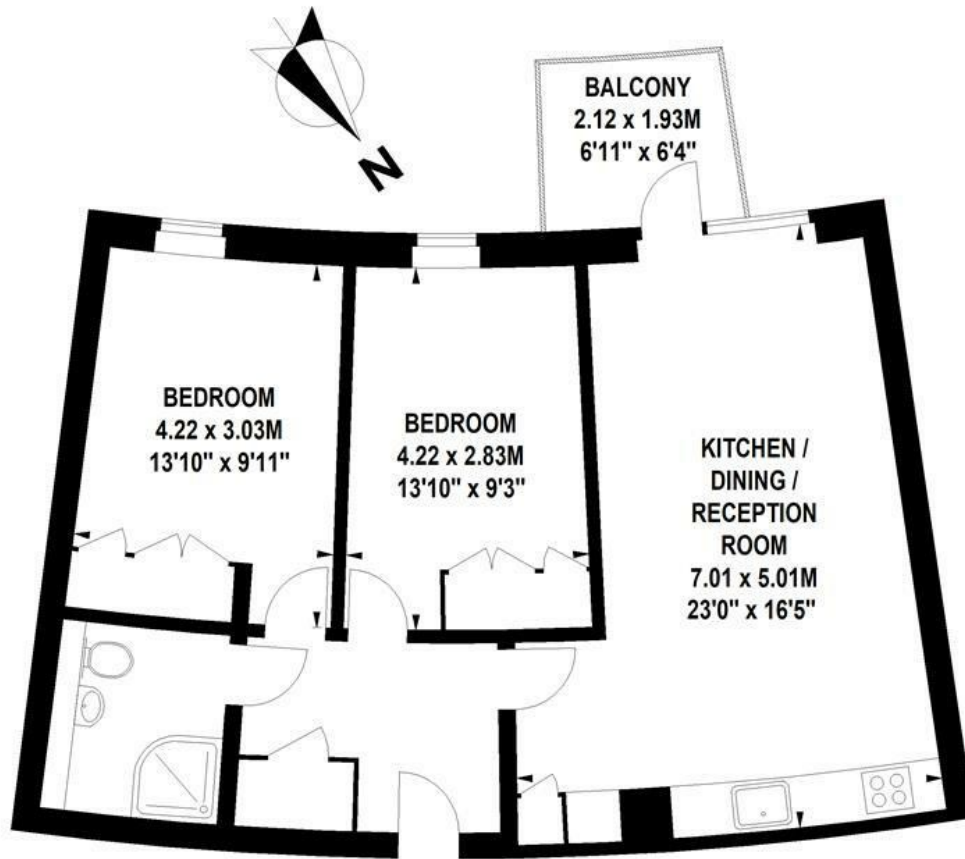
The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.

Parking: No Parking Available

\*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

# Ashfield Court, Clapham Road, SW9

Approximate Gross Internal Area 64 sq m / 689 sq ft



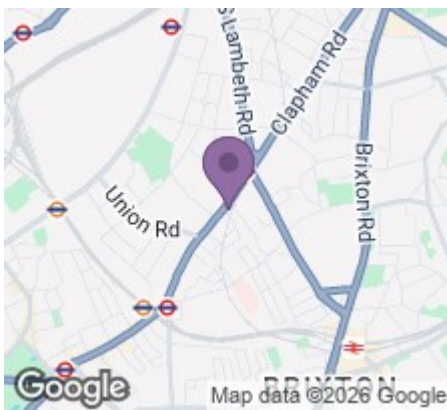
**First Floor**

Floor Plan produced for Hackett Estates by Mays Property Marketing © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | <b>82</b>               | <b>83</b> |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements