



**Hubert Grove, Clapham, SW9**

3 bedroom flat - conversion for sale

**£725,000**

Share of Freehold

## Property Details

This substantial split-level apartment is set across the upper floors of an attractive Victorian terraced house, offering over 1,200 square feet of bright and well-balanced living space with a wonderful house-like feel. The first floor comprises three generous double bedrooms, including a principal bedroom spanning the full width of the property with a charming bay window and built-in storage, while the third bedroom also benefits from fitted storage. The second bedroom is quietly positioned at the rear, featuring French doors opening onto a balcony with pleasant leafy views, creating a bright and airy atmosphere. A contemporary family bathroom sits centrally, complete with both a bathtub and separate walk-in shower. Upstairs, a spacious eat-in kitchen is flooded with natural light from multiple skylights, offering ample room for dining, while glass balustrades lead to the top floor where a bright reception room opens onto a further balcony, enjoying far-reaching rooftop views.

## Features

- Three double bedrooms
- Victorian conversion
- Two balconies
- Over 1200 square feet of internal living space
- Split over various floors
- Northern, Victoria Line and Clapham High Street station in easy reach
- Local amenities in minutes
- Walking distance to Clapham, Stockwell and Brixton
- Share of freehold

Council tax band C    EPC rating C (72)



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APPROXIMATE GROSS INTERNAL AREA: 1216 SQ FT / 113 SQ M



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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