



Denmark Lodge Crescent Grove, London SW4 7AG

welcome to

Denmark Lodge Crescent Grove, London

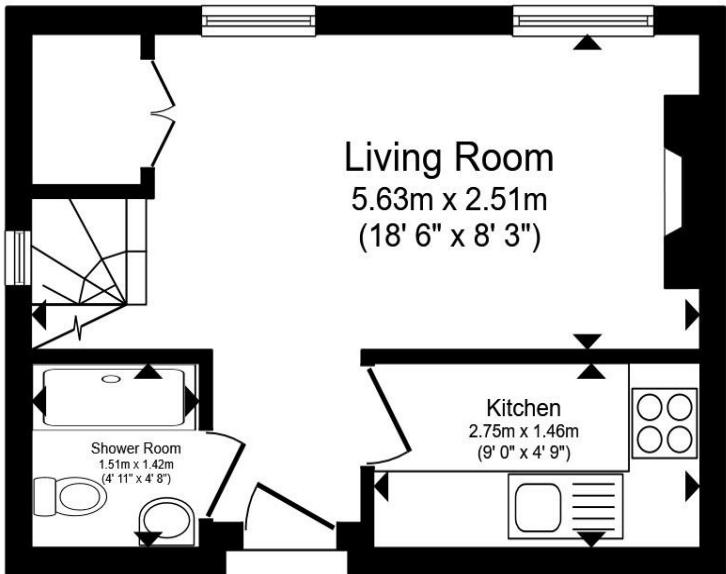
Set within a private square benefitting from beautifully maintained communal grounds and moments from Clapham Common Underground, is this recently refurbished one bedroom apartment for sale. The apartment enjoys expansive, uninterrupted views across Clapham Common, offering a rare sense of openness and greenery in the heart of South West London.

The accommodation is presented in excellent decorative order throughout, having been carefully upgraded to enhance both comfort and finish while respecting the building's classical Georgian architecture, listed at grade II. At the heart of the home lies a beautiful reception room with tall ceilings, creating a wonderful sense of volume and light, further accentuated by large windows that frame the outlook towards the Common.

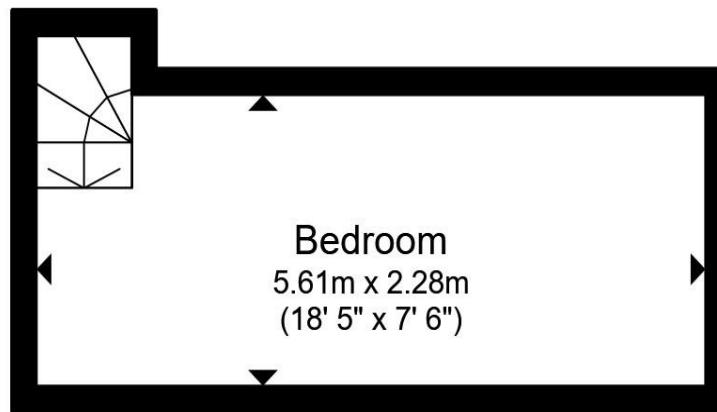
The apartment combines the elegance and symmetry typical of the Georgian period with the convenience and polish of modern refurbishment. Residents benefit from the tranquillity and exclusivity of the private square, alongside parking and access to its communal gardens, while remaining ideally placed for the area's cafés, amenities and transport links. The property would make an excellent pied-à-terre, first-time purchase, or rental investment, given its prime location, outlook and condition.

Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.





Ground Floor



First Floor



Total floor area 35.6 m² (383 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Share of Freehold
- Communal grounds
- Uninterrupted views across Clapham Common
- Moments from Clapham Common Underground
- Grade II listed

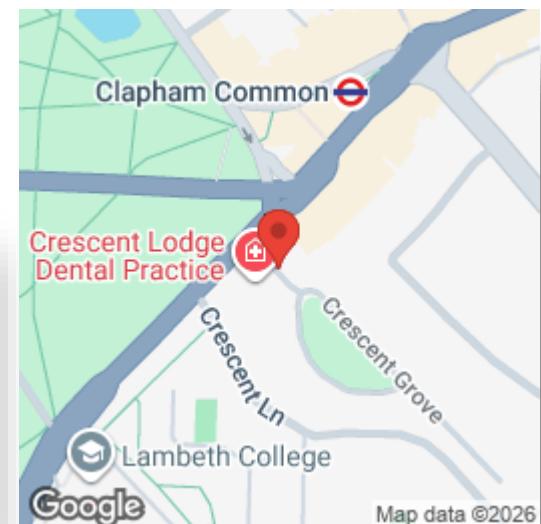
Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 2300.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£365,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CPM108352 - 0016

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