



**Santley Street, Clapham, SW4**

2 bedroom flat - conversion for sale

**£585,000**

Share of Freehold

## Property Details

A wonderfully bright two double bedroom flat with a South-facing garden within a Victorian end-of-terrace conversion. The heart of the home is a stunning contemporary open-plan reception with garden views through floor-to ceiling windows. Enjoying a Southerly aspect, this fantastic entertaining space is flooded with natural light through multiple large windows and skylights, complimented by wooden flooring. The kitchen wraps around maximising worktop and storage space, tucked neatly to one side. Double doors open from the comfortable lounge to the garden, allowing a seamless flow. South-facing the garden is a low-maintenance sun-trap, with a side gate and bike shed, ideal for hosting BBQs or soaking up rays. The two comfortable double bedrooms are similar in size with high ceilings, modern lighting and beautiful presentation. One of the bedrooms is set behind a characterful bay-window whilst the other has French doors to a small courtyard. The bathroom is tastefully neutral with useful shelving nooks and a bathtub plus overhead shower. Completing this wonderful home, the cellar provides further storage.

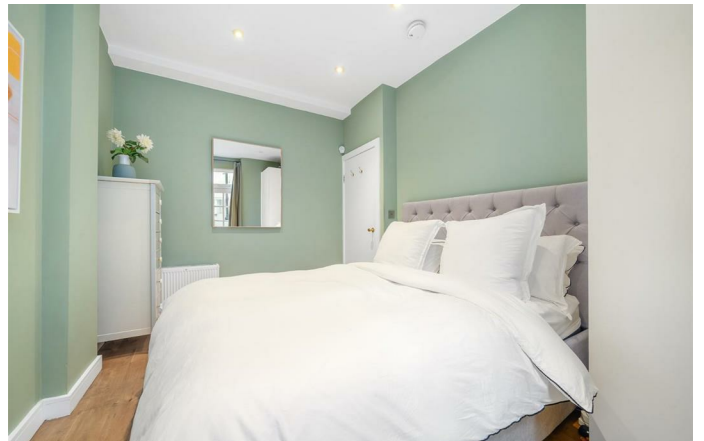
## Features

- Two double bedrooms
- South-facing private garden
- Victorian end-of-terrace conversion
- Abundance of windows
- Beautifully presented
- Quiet residential street
- Equal distance to Brixton and Clapham High Streets
- Fantastic choice of amenities in every direction
- Victoria and Northern tube lines
- Share of freehold

Council tax band D

EPC rating D (62)









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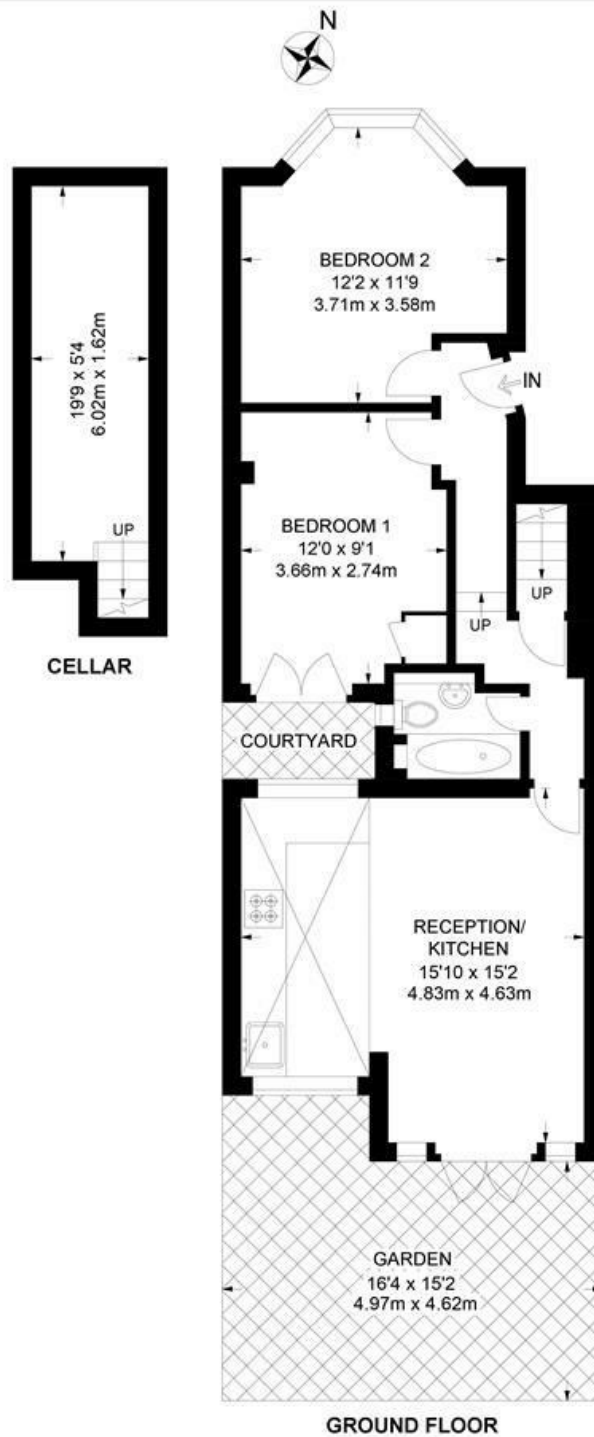
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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR:

**716 SQ FT / 67 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR:

**612 SQ FT / 57 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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