



Stane Grove, London SW9 9AL

welcome to
Stane Grove, London

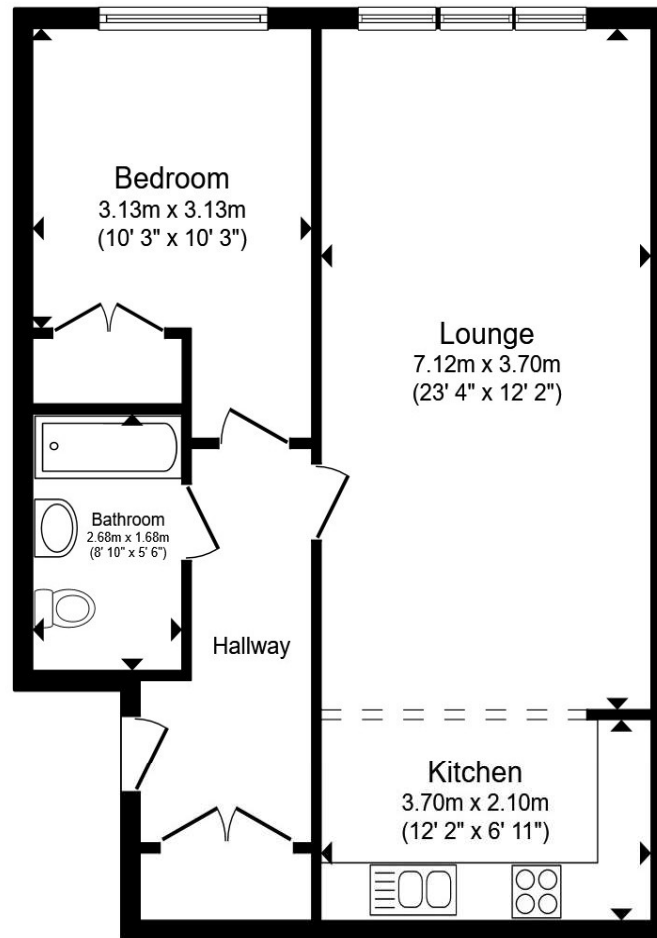
The accommodation is exceptionally well presented throughout, with natural light being a recurring feature across the principal rooms. The reception space is well proportioned and thoughtfully arranged, while the principal bedroom offers particularly generous dimensions and further benefits from a Juliet balcony, enhancing both the light and overall sense of space.

The development itself is extremely well maintained, with smart communal areas, lift access, a communal courtyard with benches and grassy verges, and a weekday caretaker who can assist with deliveries. There is also an underground garage with lift access, ideal for bicycle storage, with potential to rent a parking space from a neighbour by separate private agreement.

Stane Grove is superbly located moments from Clapham High Street, offering an excellent selection of restaurants, bars and cafés. Clapham Old Town, Abbeville Village, Venn Street Market and the open spaces of Clapham Common are all within easy reach. Transport links are excellent, with Clapham Common, Clapham North, Clapham High Street and Stockwell stations all nearby, providing swift access into central London.

Offered with no onward chain.





Total floor area 61.4 m² (661 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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- Approximately 643 sq. ft. of well-balanced accommodation
- Principal bedroom with Juliet balcony
- Natural light is a recurring feature throughout
- Gated development with lift, caretaker and communal courtyard
- No onward chain

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: 3914.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPM108364 - 0002

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