

**Edgeley Road, Clapham, SW4**

1 bedroom flat - conversion for sale

**£420,000**

Share of Freehold

## Property Details

This beautifully bright one bedroom apartment with a private balcony off the bedroom is set on the second floor of a desirable Victorian conversion. The home offers a superb balance of character, comfort and contemporary open-plan living, with generous proportions and an abundance of natural light throughout. The impressive open-plan reception room and kitchen is ideal for relaxing and entertaining, featuring integrated eaves storage, vaulted ceilings, recessed lighting and two large Velux windows that enhance the sense of space. The living area comfortably accommodates both lounge and dining areas, while the modern kitchen is fitted with sleek dark cabinetry, ample worktop space and integrated appliances. The double bedroom provides space for wardrobes and additional storage, with glazed doors opening onto the private balcony. A spacious bathroom with a full-sized bath and overhead shower completes this well-presented home.

## Features

- One bedroom
- Private balcony
- Victorian conversion
- Open plan reception room
- Amenities of Clapham High Street a four-minute stroll
- Northern Line around a six-minute walk away
- Overground a four-minute walk
- Close to Clapham Common
- Share of freehold
- Chain-free

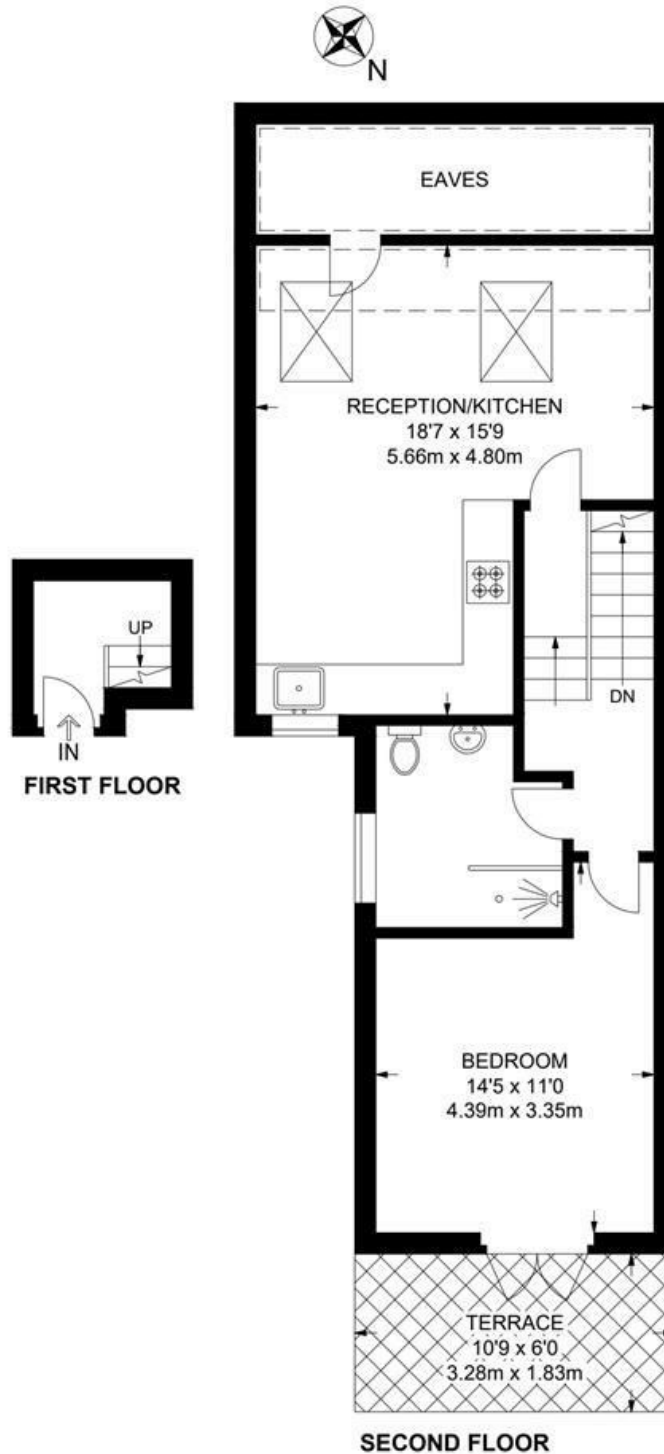
Council tax band C    EPC rating C (80)



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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 538 SQ FT / 50 SQ M (Not Including Eaves)



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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