



42

Belgravia House, Clarence Avenue | London | SW4 8HY

**Offers In Excess Of £250,000**



# 42

Belgravia House, Clarence Avenue |  
 London | SW4 8HY  
 Offers In Excess Of £250,000

Spacious One-Bedroom Flat for Sale in Clapham SW4 with City Views

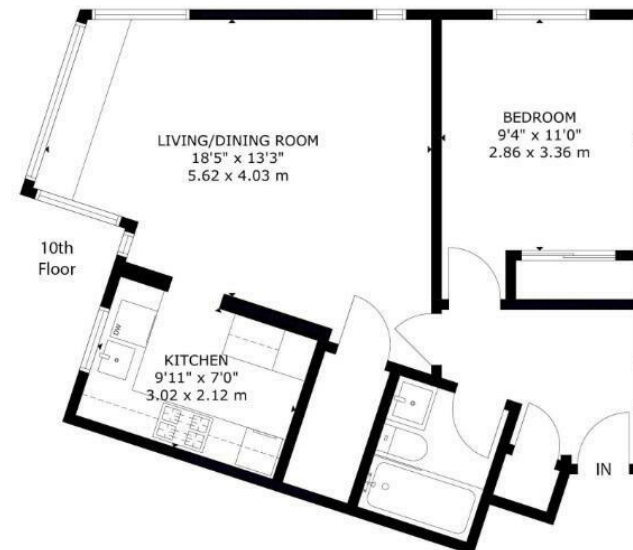
A bright and spacious one-bedroom flat for sale in Clapham SW4, set on an upper floor within Belgravia House and offering impressive city views, excellent natural light and well-balanced living accommodation throughout. Ideally positioned close to Clapham Common, Brixton and excellent transport links, this well-maintained apartment is perfectly suited to first-time buyers, professionals and buy-to-let investors looking for a property in a prime South West London location.

The property features a generously sized reception room with large double-glazed windows that flood the space with natural light while enhancing the open and airy feel of the apartment. The elevated position provides attractive skyline views and a sense of privacy rarely found in similarly located properties. There is ample room for both living and dining areas, making the space ideal for modern day-to-day living, entertaining or working from home.

- Bright one-bedroom apartment
- Set on a high level with lovely city views
- Large double-glazed windows with excellent natural light
- Clean, well-maintained condition throughout
- Excellent transport links: Clapham North, Clapham Common, Clapham South & Brixton
- Service Charge Estimate £3828
- Lease length 120 years
- Ground Rent £10



Belgravia House SW4  
 Gross Internal Area:  
 54 Sq. meters  
 583Sq. feet



For Illustration Purposes Only - Not To Scale

This floor plan should be used as general outline for guidance only.  
 All measurements are approximate and for illustration purposes only

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  | 74                         | 74        |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

Council Tax Band A  
 EPC Rating C

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