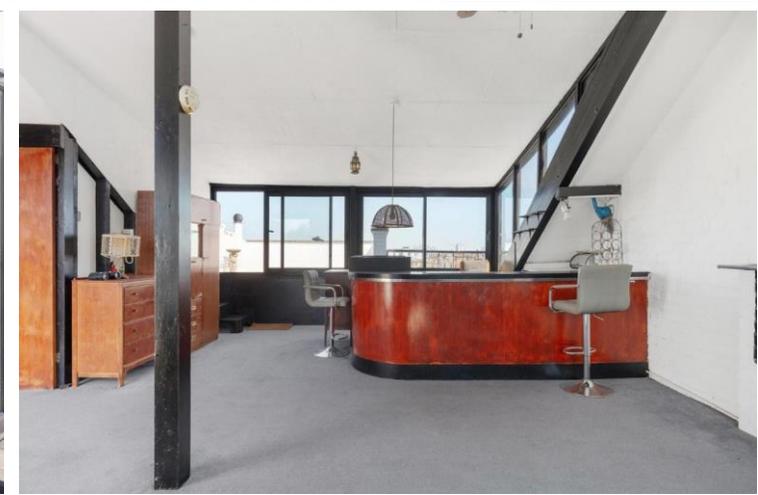
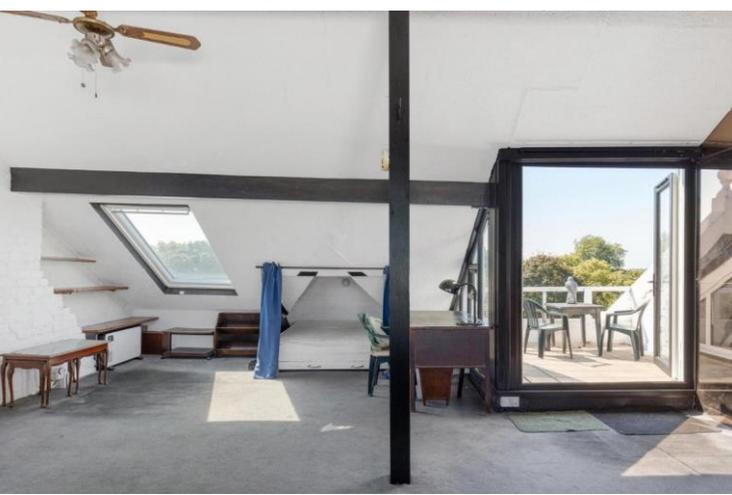




Clapham Common North Side  
London, SW4

CHESTERTONS





A top floor studio apartment, benefiting from two large terraces with breath taking views the London skyline and Clapham Common.

The property comprises of 499 SQ.FT of living space and has fantastic views in all directions. The kitchen space is towards the rear of the property and features an integrated electric hob and cooker. The front terrace is south facing and accessed doors. The rear terrace is in excess of 500 SQ.FT and has panoramic views across the city skyline.

The property further benefits from recently replaced windows across the majority of the property.

Located opposite Clapham Common, the flat is moments from the shops, bars and restaurants of both Battersea Rise and The Pavement. Transport links can be found nearby at Clapham Common Tube Station, Clapham Junction and the numerous local bus routes.

Studio Apartment  
South Facing Terrace  
Large Rear Terrace  
Top Floor Flat  
Panoramic Views

Asking Price £450,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		76
63-71	D		
54-62	E	39	
45-53	F		
35-44	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England, Scotland & Wales

**Tenure:** Share of Freehold 113 years  
**Service Charge:** £1252.23  
**Ground Rent:** £n/a  
**Local Authority:** Wandsworth  
**Council Tax Band:** B

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Clapham Common North Side, SW4

Approximate Gross Internal Area  
46.32 SQ.M / 499 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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