



## 198 BROOMWOOD ROAD, SW11

£350,000

Victorian Conversion  
Approximately 400 Sq Ft  
Mezzanine Apartment  
Close to Common  
Share Of Freehold  
Extension Potential

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MARSH &  
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# ABOUT THE PROPERTY

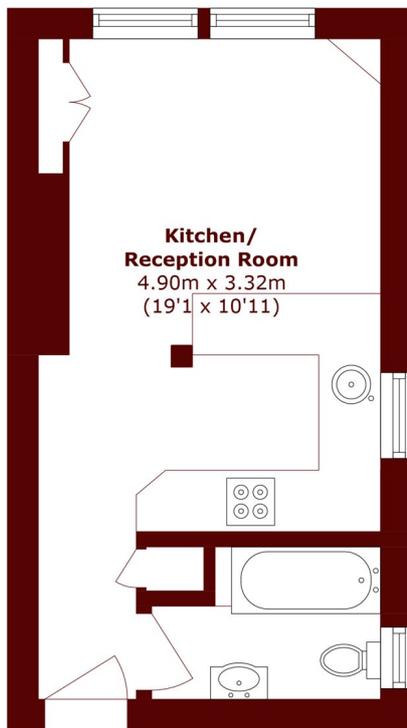
A charming Victorian mezzanine apartment, just seconds away from Clapham Common. Spanning approximately 400 square ft including the sleeping area and loft space, this flat presents beautifully, has a share of freehold and potential to extend STP.

Positioned at the Clapham Common end of Broomwood Road, previously lined with the mansions and Villas of the Broomwood Estate, you benefit from close proximity of Wandsworth Common, Clapham South tube station and all of the local amenities.

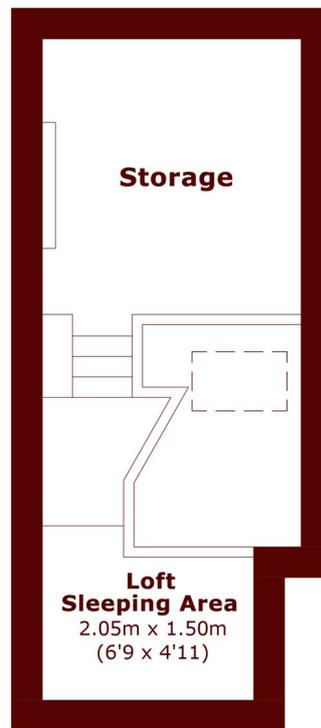


# STEP INSIDE

## 198 BROOMWOOD ROAD



**First Floor**



**Second Floor**

Flat Total area (approx.): 21.4 sq. m (230.3 sq. ft)  
Loft Sleeping area (approx.): 6.69 sq. m (72.0 sq. ft)  
Storage area (approx.): 8.89 sq. m (95.7 sq. ft)

**Battersea**  
020 7326 9920

Energy Rating: F We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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