

## Clapham Road, London, SW9

£795,000 Leasehold

An impressive and well-presented three bedroom flat with a parking space, set within a charming Grade II listed Georgian purpose built block in a fantastic location on Clapham Road, only a two-minute walk to Clapham North. EPC Exempt.

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## LOCATION

The flat is located at the bottom of Clapham Road near Landor Road and Clapham High Street with great transport links and a wide variety of local amenities such as coffee houses, bars, restaurants, and supermarkets as well as the beautiful Clapham Common.

## DESCRIPTION

This stylish flat is situated on the second floor of this Georgian building. You enter into a large hallway which immediately give you a great sense of space.

The reception room is a large and light space decorated beautifully with a working gas fireplace, wooden flooring, and original sash windows. This room makes for a great area for entertaining.

The kitchen has a wide range of storage and appliances such as built in fridge, oven, induction hob, dishwasher and washing machine. Along with all this, there is still space enough for a large dining table and another beautifully maintained fireplace.

All three bedrooms are doubles, with enough space in each for drawers, desks, and wardrobes. The master bedroom has an amazing walk-in wardrobe and the possibility to turn one of the bathrooms to an ensuite.

Both bathrooms are spacious with overhead rainforest showers, white tiles and a heated towel rail and window in one.

This amazing flat spans across almost 1,200 sqft and also comes with its own off-street parking space.

## LOCAL AUTHORITY

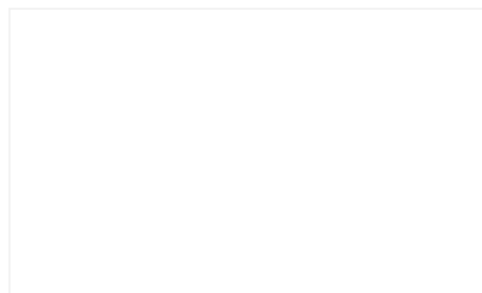
Lambeth, London  
Council Tax Band D

## TENURE

Leasehold - from and including 15 January 2013 for a term of 999 years  
Ground rent: £300 per annum  
Service charge: Circa £1,400 per annum inc sinking fund

## DIRECTIONS

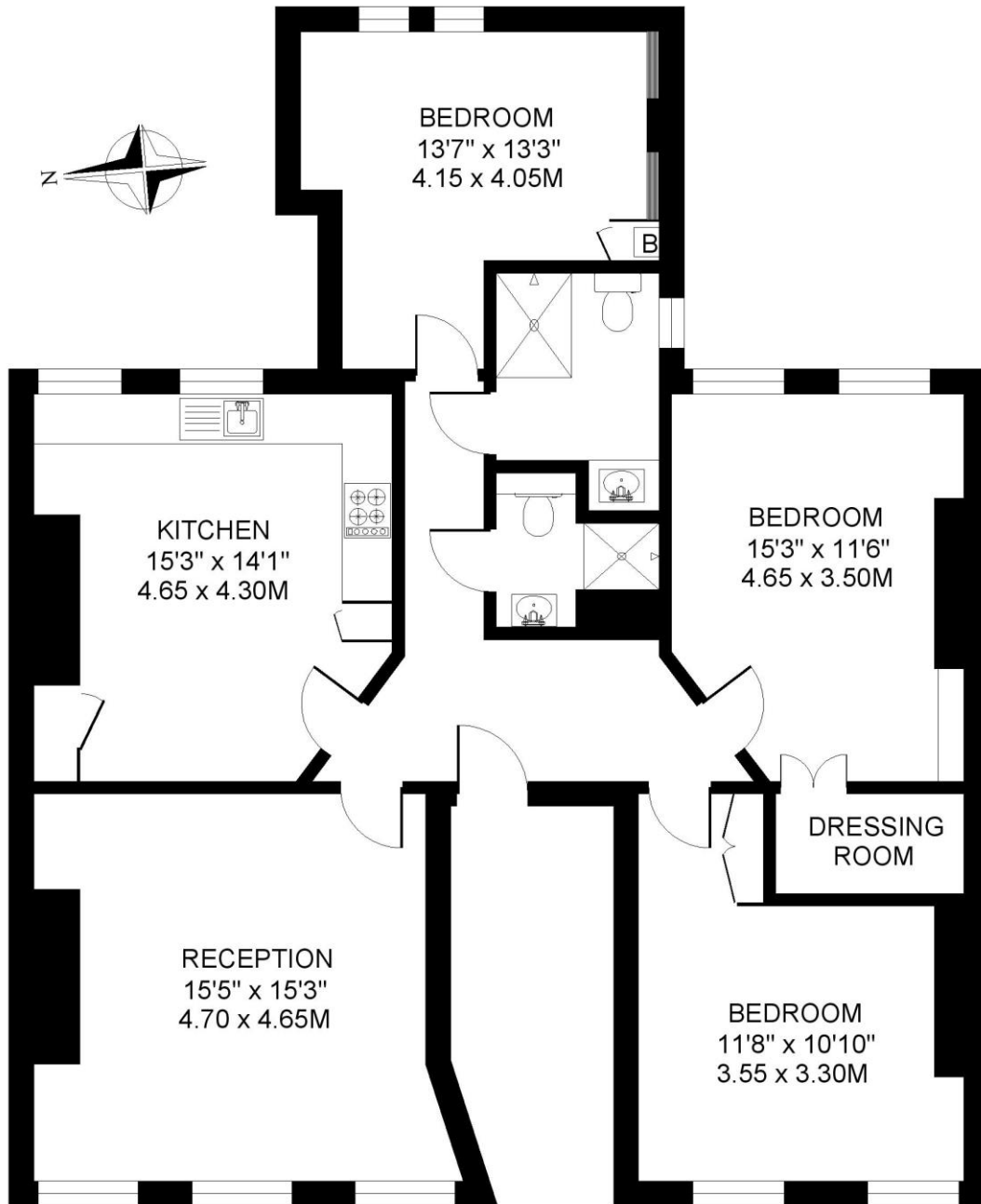
Clapham North Underground Station (Northern Line) is 0.1 miles away and Clapham High Street Overground Station is a just little further along. Stockwell Underground Station (Victoria & Northern Line) is 0.5 miles away.





CLAPHAM ROAD SW9  
3 BEDROOM FLAT

Approximate gross floor area  
1182 SQ.FT. / 109.8 SQ.M.



SECOND FLOOR

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

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