



SANDMERE ROAD, LONDON, SW4  
**£700,000 LEASEHOLD**

**A GORGEOUS TWO BEDROOM GROUND  
FLOOR GARDEN FLAT SITUATED ON A  
BEAUTIFUL ROAD CLOSE TO CLAPHAM**

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

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A gorgeous two bedroom ground floor garden flat situated on a beautiful road close to Clapham North. Set along the ground floor of this well-maintained Victorian house, the property comprises of a fabulous open plan kitchen/living/dining area to the rear of the flat with French doors opening to the charming private garden. At the front of the flat is a magnificent master bedroom with fully fitted wardrobes, further double bedroom with French doors opening on the garden. This stunning flat further benefits from a cellar that is currently used as further storage.

Sandmere Road is a quiet residential street with access to the city via Clapham North (Northern Line) and Brixton underground and mainline services. Located a short walk from the shops, bars and restaurants on Brixton Road or Clapham High Street.



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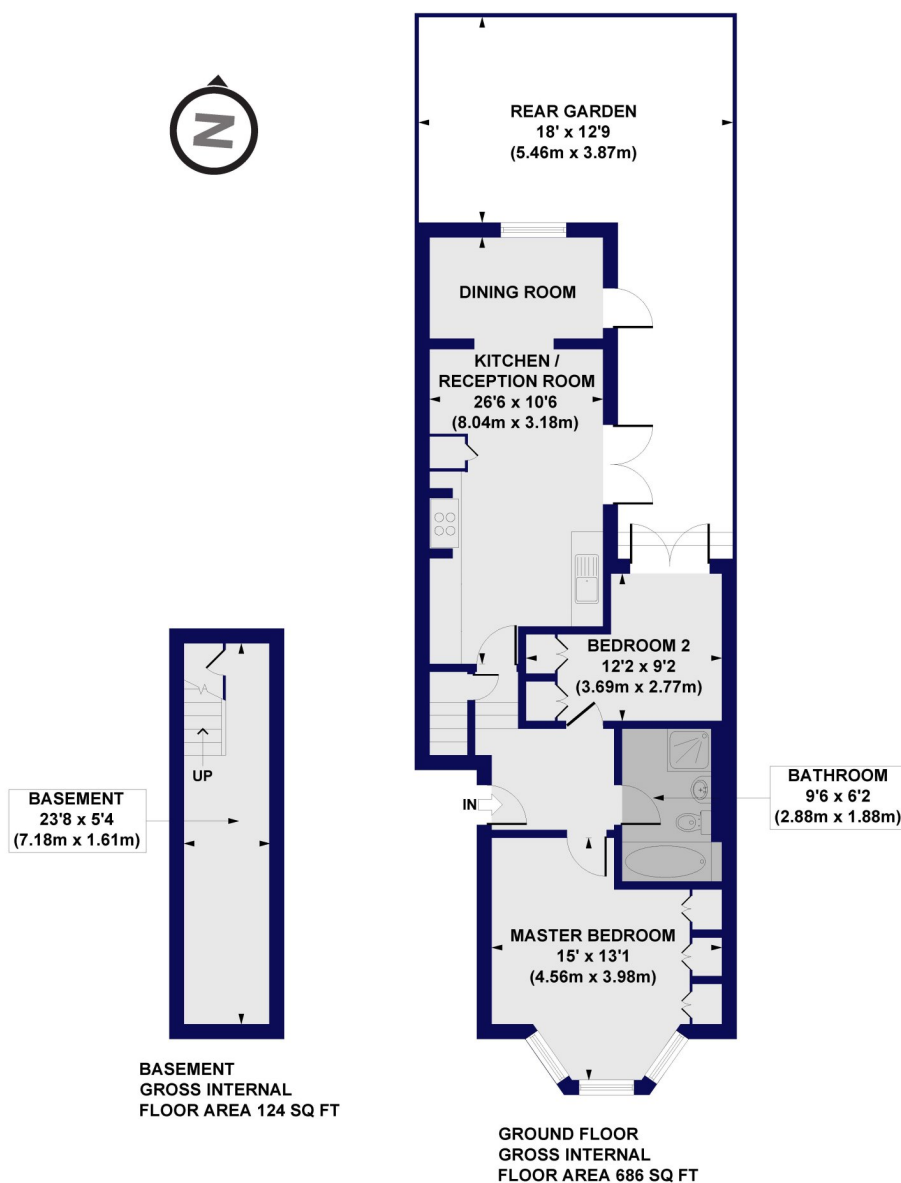


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# Sandmere Road, SW4

Approx. Gross Internal Floor Area 686 sq. ft / 63.76 sq. m (Excluding Basement)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
64	73
England, Scotland & Wales	
EU Directive 2002/91/EC	

**Tenure:** Leasehold  
**Term:** Expires - 24/06/2134  
**Service Charge:** £171 per annum  
**Ground Rent:** £ 200 Annually (subject to increase)  
**Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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