



## Clapham Road, London, SW9

£350,000 Leasehold

A wonderfully presented and light one-bedroom flat located in a semi-detached purpose built building, ideally located to Clapham and Stockwell.

**Winkworth**

## LOCATION

You will find the property on Clapham Road, opposite Striling Road and Mayflower Road. The bustling Clapham High Street moments away, provides all amenities you need. The ever-popular Clapham Common is a short walk away.

## DESCRIPTION

Entering the property on the first floor. The bathroom is ahead of you. Finished well, the bathroom houses a walk-in shower, sink and W.C.

Moving to the front of the flat, to the left is the well sized bedroom. A charming bedroom suitable for a large double or king-sized bed. You will find large built-in wardrobes to the rear and the space stays bright courtesy of the large windows and Juliet balcony.

Adjacent is the semi open plan kitchen and reception. The reception is a fantastic space to relax and enjoy, again illuminated by the Juliet balcony bringing in plenty of natural light. There is space for a small dining table and a two- or three-seater sofa, as well as room for further free-standing furniture.

The kitchen to the rear contains a gas hob with an electric oven and space for utilities and fridge. You will find ample worktop space and room to add further storage. Another large window in the kitchen makes it a very pleasant space to use.

Parking – Permit parking available through the council.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £300.00 (doubles every 25 years, next review 2049)

Service Charge - £1273.00 per annum

Council Tax Band - C

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating, combi boiler

Sewerage – mains connected

Broadband – Super Fast Fibre

## LOCAL AUTHORITY


Lambeth

## TENURE

Leasehold - 125 years from 29 September 1998

## DIRECTIONS

Clapham North Station (Northern Line) is 0.3 miles away, whilst Clapham High Street Station provides you with Overground and bus services. Stockwell Station (Victoria & Northern Lines) is also just 0.3 miles away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



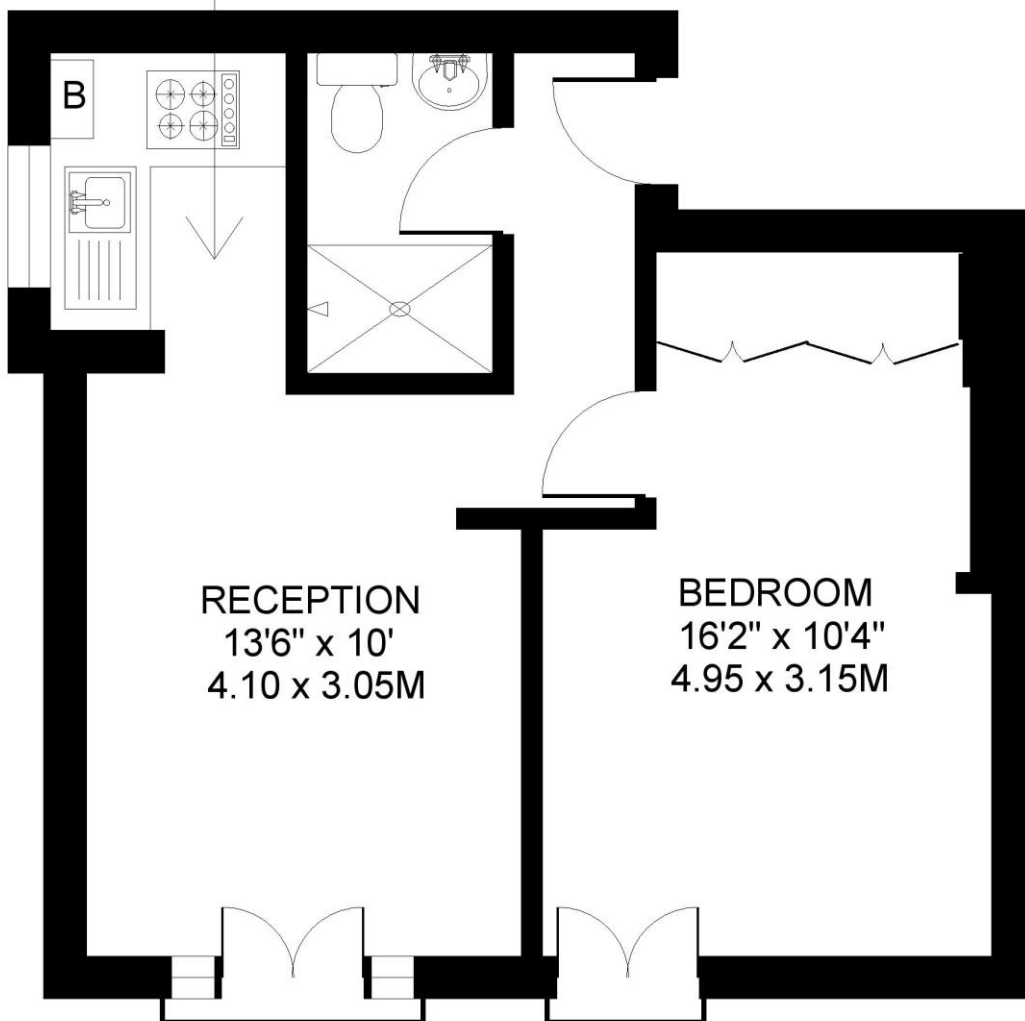


CLAPHAM ROAD SW9  
ONE BEDROOM FLAT

Approximate gross floor area  
395 SQ.FT / 36.7.6 SQ.M.



KITCHEN  
7'4" x 5'5"  
2.25 x 1.65M



RECEPTION  
13'6" x 10'  
4.10 x 3.05M

BEDROOM  
16'2" x 10'4"  
4.95 x 3.15M

FIRST 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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Floorplan produced for Winkworth by Floorplanners 07801 228850

**Kennington** | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)