

Thorncliffe Court, Kings Avenue, SW4

£325,000 LEASEHOLD

1	1	1
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01 Ground floor coach house flat

02 Open plan kitchen and living

03 Generous double bedroom

04 Bathroom with rainfall shower

05 Rich hardwood floors

06 Smeg oven and gas hob

07 Leafy communal gardens

08 Tucked away from Kings Avenue

Winkworth Herne Hill

020 7501 8950 hernehill@winkworth.co.uk

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THE PROPERTY

Tucked away behind the handsome red brick façade of Thorncliffe Court, this ground floor one bedroom flat sits within a charming detached coach house, set among the development's leafy communal lawns and well removed from the bustle of Kings Avenue.

The private direct entrance opens into the heart of the home, where rich hardwood floors run through a bright open plan kitchen and living space. A generous triple casement window frames views across the gardens towards the period mansion block beyond, while recessed spotlights and crisp white walls keep the whole room feeling fresh and airy. There is plenty of space here for a sofa, dining table and a well chosen piece or two.

The kitchen is neatly arranged in a U shape, with high gloss white cabinetry, warm wooden worktops, a Smeg oven, four ring gas hob and a stainless steel chimney extractor. A window above the sink brings in extra light, and a breakfast ledge at the end of the run makes a natural spot for morning coffee. Off the living area, the double bedroom is a calm, carpeted retreat with a window looking out onto greenery and room for a bed, wardrobe and chest of drawers. Completing the accommodation, the bathroom sits just off the entrance and features a bath with a rainfall shower over, folding glass screen, wall hung basin and mirrored cabinet, with its own window for natural light. With gas central heating, an entryphone system and access to well kept communal gardens, this is a characterful opportunity for first time buyers or investors to put their own stamp on a quietly positioned home.

Kings Avenue offers easy access to everything Clapham and Brixton have to offer, from bars and restaurants to independent shops and boutiques, with Abbeville Village and Clapham High Street both within reach. For everyday convenience, there is a local Sainsbury's and a 24 hour gym close by, along with plenty of shops and places to eat on Acre Lane. Buses stop on the doorstep at Thorncliffe Road, just metres from the building, and the Underground is easily reached, with Clapham South and Clapham Common on the Northern line and Streatham Hill rail station all nearby, while Brixton puts the Victoria line within easy reach. Clapham Common is a short stroll for weekend runs and lazy afternoons.

THE DETAILS

TENURE
Leasehold

TERM
141 year and 6 months

SERVICE CHARGE
£600 per annum

COUNCIL TAX BAND
C

EPC RATING
D

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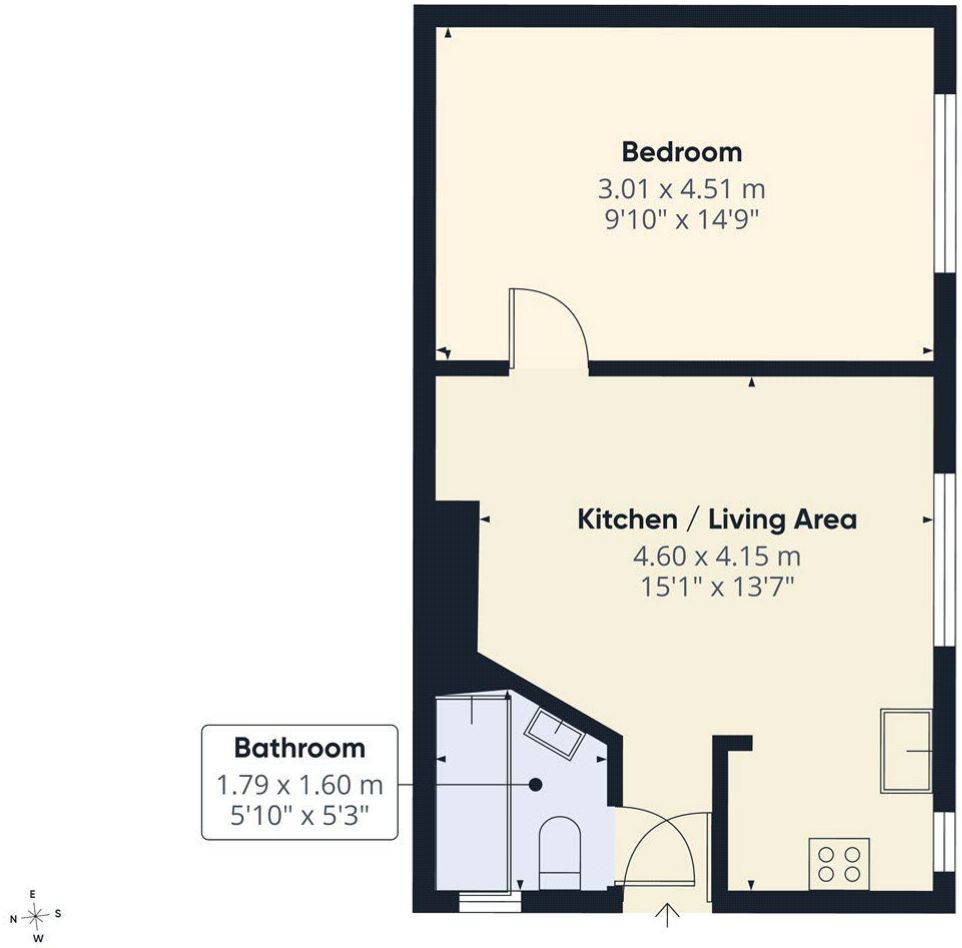








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Approximate total area(1)

33.7 m²

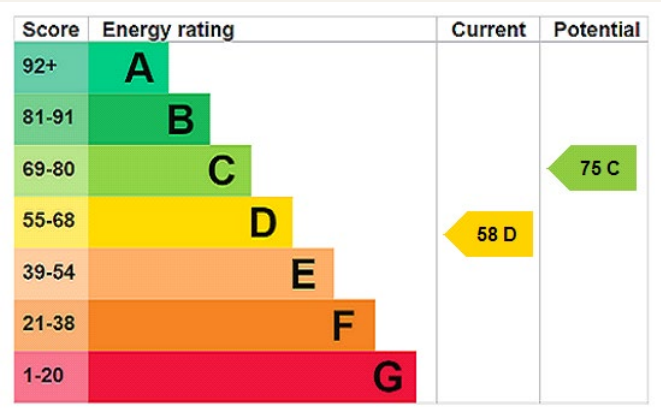
363 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE



VIEWINGS

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020 7501 8950 hernehill@winkworth.co.uk

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