



Bedford Road, SW4

£170,000 LEASEHOLD

0/1

BEDROOMS

0/1

RECEPTIONS

1

BATHROOMS

KEY FEATURES

- | | |
|------------------------------------|---|
| 01 Studio flat with own entrance | 05 Entrance hall with storage |
| 02 Private garden with raised beds | 06 Glazed doors onto garden |
| 03 Open plan kitchen and living | 07 Refurbishment opportunity throughout |
| 04 Separate bathroom with bath | 08 Clapham and Brixton borders |

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THE PROPERTY

A studio flat with its own front door and a private garden, ready for a buyer who wants to put their own stamp on a home on the Clapham and Brixton borders.

The front door opens into an entrance hall with a built in storage cupboard. The bathroom sits just off the hall and has a bath, WC, wash basin and radiator. It is a simple layout and easy to update. From the hall you step into the main kitchen and living space, which runs the full length of the flat. The kitchen is at the front, with a window above the sink and a run of wood effect units, laminate worktops and a wall mounted boiler. A peninsula counter separates it from the living area and works well as a breakfast bar. Beyond the counter the room opens up, with radiators along both walls. At the far end, glazed doors look out over the garden and bring in good natural light.

Those doors lead straight onto the garden, which is private to the flat. A paved patio sits just outside, with brick retaining walls and steps up to a raised, planted level bordered by fencing. With some clearing and planting it would make a useful outdoor space.

The flat needs full modernisation. Its own entrance, a flexible open plan layout and private outdoor space are rare at this level of the market. It suits first time buyers, investors, or anyone after a project in a well connected part of SW4.

Bedford Road is well placed for both Clapham and Brixton. Clapham High Street has a wide mix of shops, cafés, bars and restaurants, and Brixton adds a large high street, Brixton Village and Market Row, and food from all over the world. Transport is excellent. Clapham North and Clapham Common stations are on the Northern line, Clapham High Street is on the London Overground, and Brixton is on the Victoria line, all within easy reach. Clapham Common is also close by for green space, with its ponds and sports pitches.

THE DETAILS

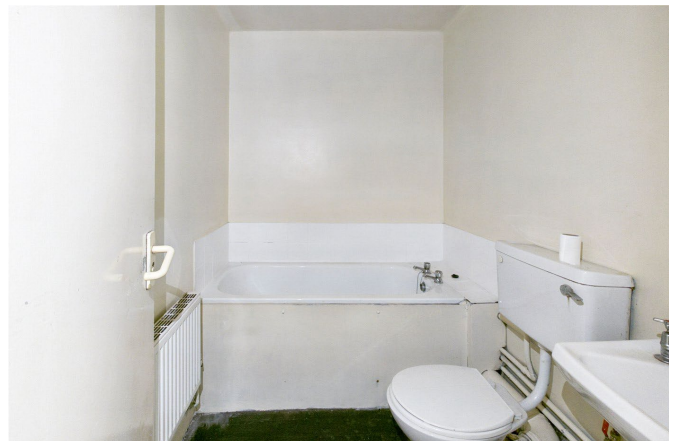
TENURE
Leasehold

TERM
125 years

SERVICE CHARGE
£1300.36 per annum

COUNCIL TAX BAND
B

EPC RATING
C



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