



## Kings Avenue, SW4

Offers IEO: £575,000 *Leasehold*

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### KEY FEATURES

- Modern apartment
- Two bedrooms
- Two bathrooms
- Separate utility room
- Additional WC
- Private outdoor space
- Juliet balcony
- Off street parking
- Excellent transport links

Set within a modern and well-maintained development, this beautifully presented apartment offers contemporary living with generous proportions, private outdoor space, and off-street parking, all ideally positioned between Clapham, Brixton, Balham and Streatham Hill. The property opens into a welcoming entrance hall, providing a practical sense of separation between living and sleeping accommodation. To the heart of the home sits a spacious open-plan kitchen and reception room, finished with modern fittings and offering ample space for both dining and relaxing. Large windows and a Juliet balcony enhance the sense of light and connection to the outdoors. The accommodation comprises two well-proportioned bedrooms, both benefitting from direct access onto a private outdoor space. The principal bedroom is served by a stylish en-suite shower room, while a second contemporary bathroom and a separate WC provide excellent practicality for day-to-day living and guests alike. Further highlights include a dedicated utility room, modern finishes throughout, and a designated off-street parking space - making this an ideal home for buyers seeking low-maintenance living with strong lifestyle credentials.

Kings Avenue is superbly positioned, equidistant from Clapham Common, Clapham South, Brixton, Streatham Hill and Balham stations, all offering excellent Underground and mainline connections into Central London. Brixton Underground station (Victoria Line) is also easily accessible via a short bus journey.

### Herne Hill

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 113 years and 11 months

**Service Charge:** £2000 per annum (fluctuates)

**Ground Rent:** £250 Annually (subject to increase)

**Council Tax Band:** E

**EPC rating:** C

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