



## Kings Avenue, SW4

Offers IEO: £525,000 *Share of Freehold*



### KEY FEATURES

- Three double bedrooms
- Spacious top-floor flat
- Large reception room with fireplace
- Separate modern kitchen
- Contemporary tiled bathroom
- Abundance of natural light
- Close to Clapham, Brixton & Balham
- Vibrant Abbeville Village nearby
- Chain free

Set on the ever-popular Kings Avenue, this spacious three-bedroom top-floor flat is brimming with natural light and period charm, and is offered chain free with vacant possession. Upon entering, you are greeted by a bright and inviting hallway that leads to a generously proportioned reception room. With its large sash windows and elegant fireplace, this space is perfect for both entertaining and relaxing.

The separate kitchen features sleek cabinetry and modern appliances, creating a practical and stylish space for everyday cooking. The property boasts three well-sized double bedrooms, each offering a peaceful retreat with large windows and neutral tones that create a calm and airy feel. The modern bathroom is fully tiled, complete with a full-size bathtub and shower overhead.

Ideally located between Clapham Common, Clapham South and Brixton, the flat is well placed for excellent transport links into the City and beyond. The vibrant Abbeville Village, with its selection of boutique shops, cafés, and restaurants, is also within easy reach, offering a fantastic community feel. This is an excellent opportunity for first-time buyers, professionals, or families looking to make the most of South London living.

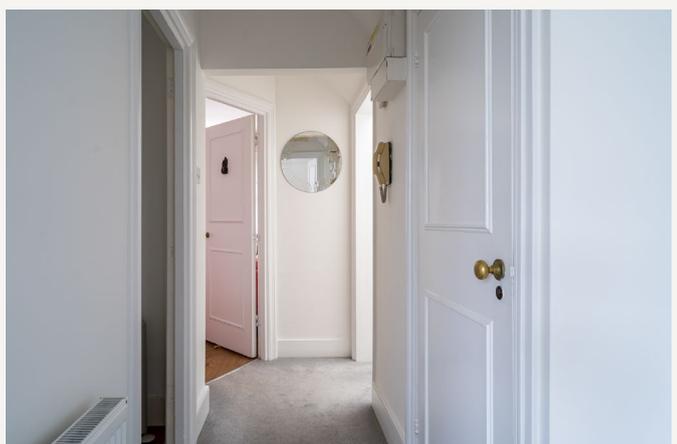
**Herne Hill**

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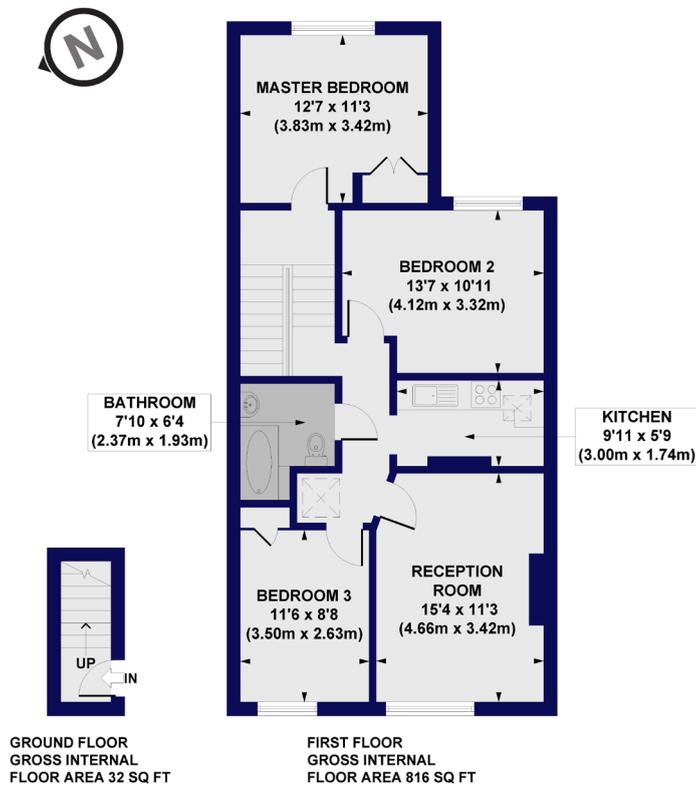
for every step...





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Approx. Gross Internal Floor Area 848 sq. ft / 78.76 sq. m



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.

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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>		
(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	

### MATERIAL INFO

**Tenure:** Share of Freehold  
**Ground Rent:** £75 Annually (subject to increase)  
**Council Tax Band:** D  
**EPC rating:** C

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