



Larkhall Rise, London, SW4

£600,000 *Share of Freehold*



A bright and well-presented two-bedroom top-floor Victorian conversion on Larkhall Rise, featuring period details, double-glazed sash windows, new carpets, and scope to extend into the loft (STPP and freeholder consent).

KEY FEATURES

- Top-floor Victorian conversion
- Two bedrooms
- Stylish presentation with new carpets
- Double-glazed sash windows
- Loft potential (STPP and freeholder consent)
- Close to Clapham Common & Old Town



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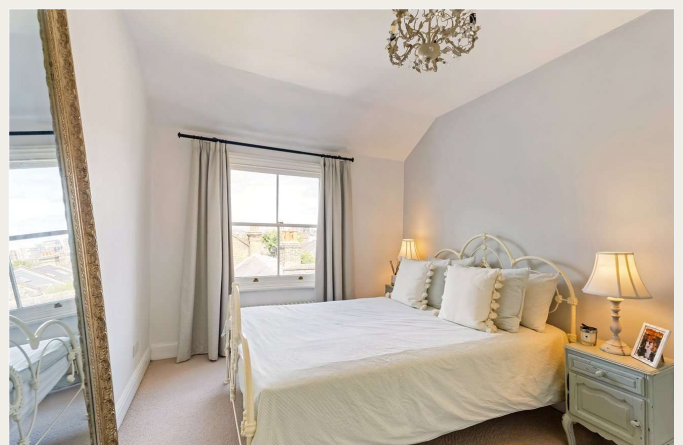


DESCRIPTION

Set within an attractive Victorian house, this stylish two-bedroom apartment occupies the top floor and combines classic character with modern finishes. Recently updated with new carpets and double-glazed sash windows, the flat offers excellent natural light and a comfortable layout.

The accommodation includes two well-proportioned bedrooms, a bright reception with period features, a fitted kitchen, and a modern bathroom. Importantly, the property holds further potential to extend into the loft (subject to planning permission and freeholder consent), creating valuable additional space.

This is an ideal purchase for buyers seeking a character home in a convenient Clapham location, with excellent potential for the future.

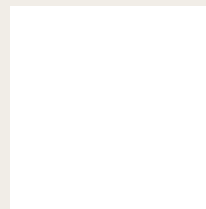




LOCATION

Larkhall Rise is a popular residential road moments from Clapham High Street, Clapham Common, and Clapham Old Town. The area offers a vibrant selection of cafés, restaurants, and local shops, alongside green spaces at both Clapham Common and Larkhall Park.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/RPT110326>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold

Term: 89 year and 7 months

Service Charge: £0 per annum

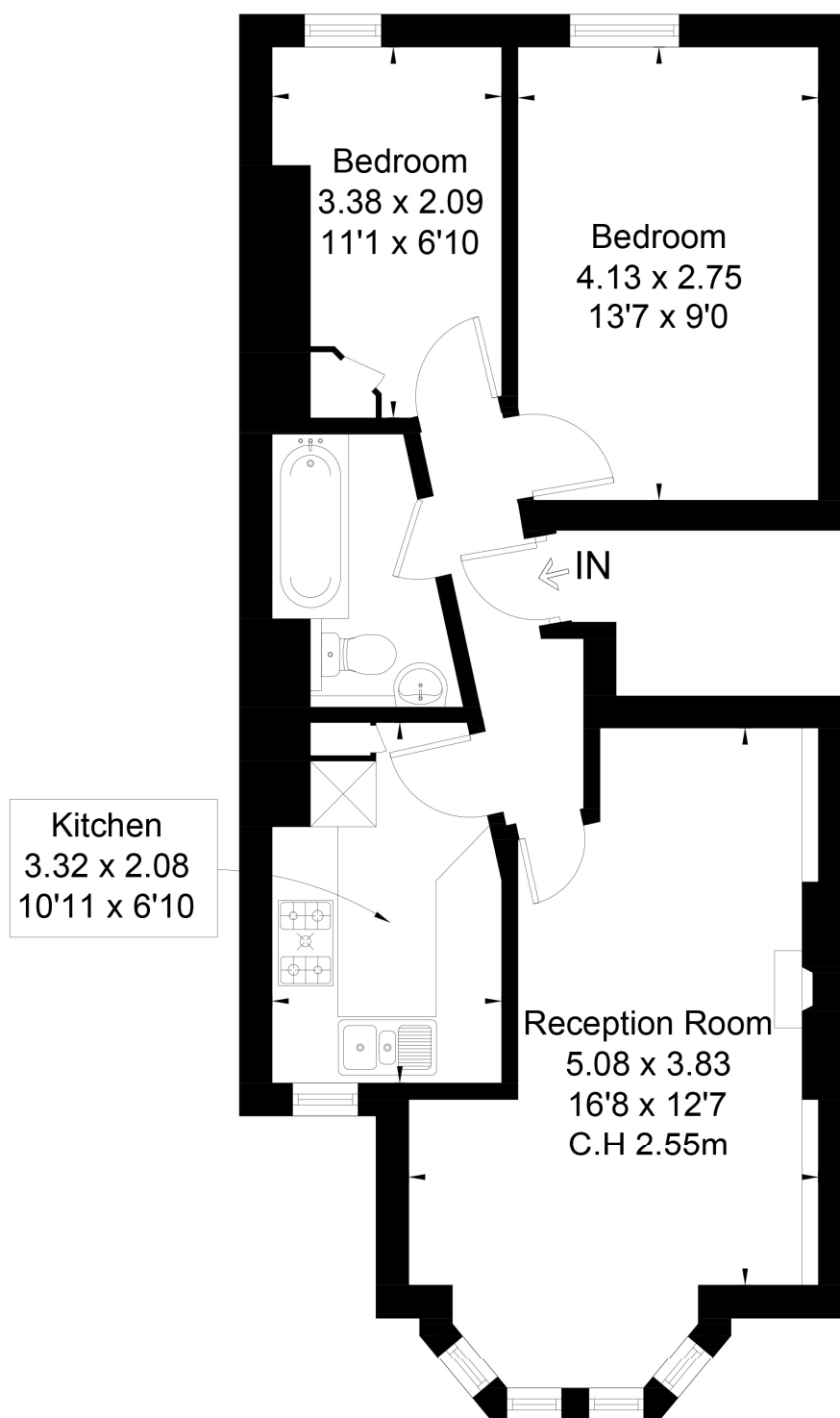
Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

EPC rating: To be confirmed

LARKHALL RISE, SW4

Approximate Floor Area = 51.2 sq m / 551 sq ft



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only @fourwalls-group.com #96897

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