



Haverfield House, 31 Clapham Road, London, SW9

£475,000 Leasehold

Positioned on the first floor of a Georgian building, this immaculate one-bedroom flat offers a delightful blend of period features and modern convenience. The building is Grade II listed and sits in the St. Marks conservation area just moments from Oval Underground Station. EPC Rating D

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LOCATION

Haverfield House is on Clapham Road which runs from Oval to Clapham and is located moments away from Oval Tube Station. The green open spaces of Kennington Park are just a stone’s throw away, along with many local cafes and supermarkets.

DESCRIPTION

Located on the first floor of a well-maintained Grade II listed Georgian building, this pristine one-bedroom flat combines charming period features with modern living. Just moments from Oval Underground Station, it offers both convenience and character.

The flat is set within an attractive four-storey building and comprises one spacious double bedroom, a generous open-plan kitchen and living area, and a stylish bathroom.

The reception room is thoughtfully designed, providing an ideal space for both relaxation and entertaining. Its large L-shaped layout offers ample room for a dining table, a large sofa, and additional freestanding furniture. The TV area is equipped with a surround sound audio system for an enhanced viewing experience.

Adjacent to the reception room, the kitchen boasts plenty of worktop and storage space. It comes fully equipped with a ceramic glass hob, an oven, an extractor fan, a stainless-steel sink, and a fridge/freezer.

The double bedroom features built-in storage and offers enough space for additional freestanding furniture.

The bathroom is elegantly finished with a beautifully tiled floor, a walk-in shower, a wash basin, and a W.C., creating a serene and functional space.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

- Service Charge- approximately £500 per annum
- Ground Rent - £50 per annum
- Council Tax Band - C

UTILITIES

- Electricity - mains connected
- Gas - mains connected
- Water - mains connected
- Heating - mains connected
- Sewerage - mains connected
- Broadband - superfast Broadband

LOCAL AUTHORITY

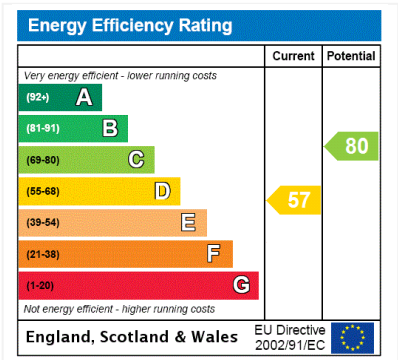
Lambeth

TENURE

Leasehold - 125 years from 25 March 1996

DIRECTIONS

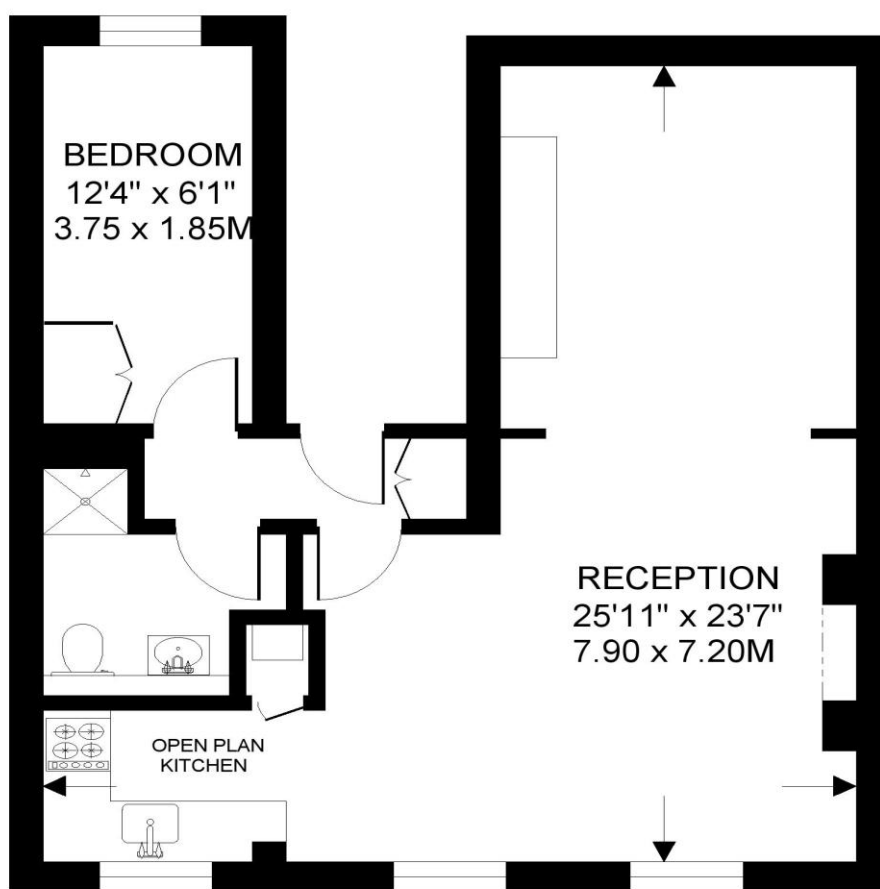
The nearest tube is Oval Underground Station (Northern Line) and is approximately 0.2 miles away. Vauxhall Overground/Underground Stations (Victoria Line and National Rail) are approximately 0.7 miles away. The area is well-served with bus routes into Central London and beyond. There are also Santander cycle docking stations.





HAVERFIELD HOUSE. SW9
1 BEDROOM FLAT

Approximate gross floor area
529 SQ.FT / 49.1 SQ.M.



FIRST FLOOR

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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