



## Sandmere Road, SW4

£550,000 *Share of Freehold*



### KEY FEATURES

- Newly refurbished throughout; light, neutral interiors
- Character details: bay window, high ceilings, sash windows & feature fireplace
- Generous open plan living/kitchen with full appliances
- Two bedrooms plus modern shower room
- Quiet residential street between Clapham High Street and Brixton Road—cafés, bars, restaurants and shops all a short walk away, with fast City/West End connections via Clapham North & Brixton stations.

Bright, newly refurbished two-bedroom apartment in a handsome Victorian conversion, moments from both Clapham North (Northern line) and Brixton's Underground and mainline links.

Flooded with light, the bay-fronted open-plan kitchen/living room pairs fresh neutral décor with period detail - tall sash windows, ornate cast-iron fireplace with tiled slips, and bespoke alcove shelving. A smart fitted kitchen runs the length of the room with timber cabinetry, farmhouse sink, gas hob and space for full-size appliances.

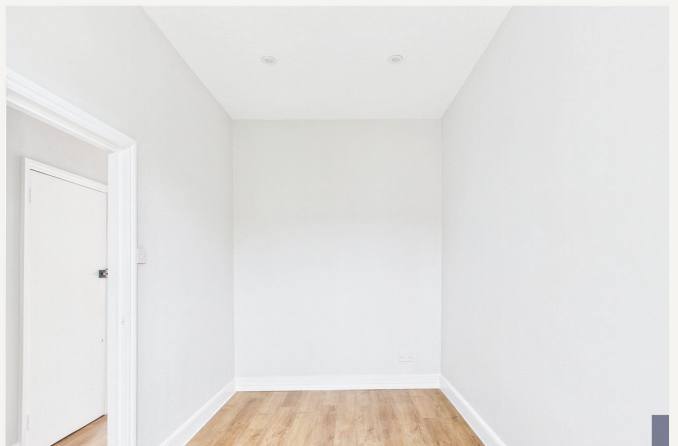
There are two serene bedrooms set away from the street, and a contemporary shower room with large-format white tiles and good storage. Throughout, the remodel has introduced new flooring, recessed LED lighting and crisp finishes ready for a new owner to move straight in.

### Herne Hill

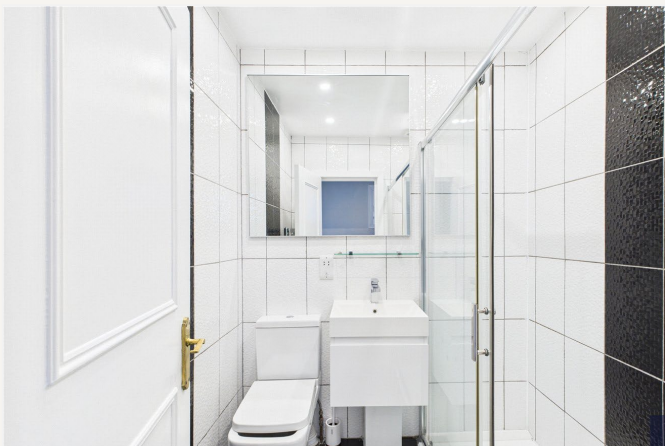
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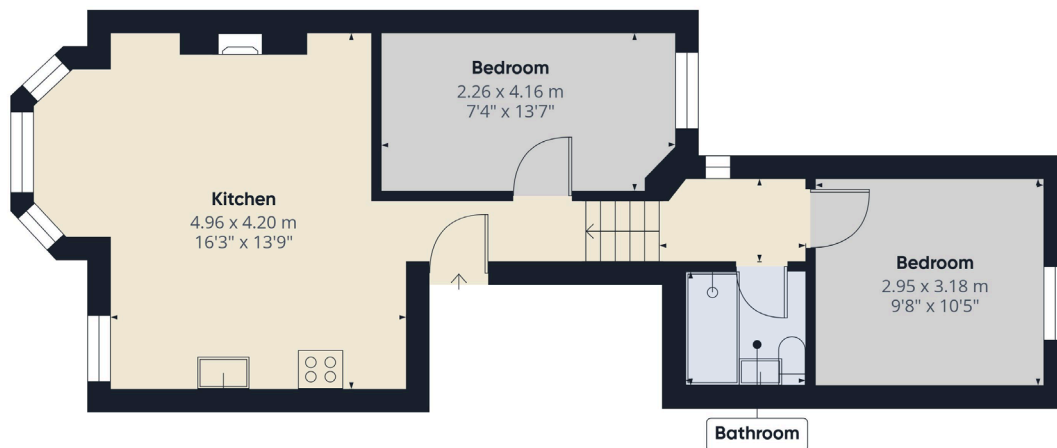
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Approximate total area<sup>(1)</sup>  
52 m<sup>2</sup>  
560 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	82 B

## MATERIAL INFO

**Tenure:** Share of Freehold

**Council Tax Band:** B

**EPC rating:** C

**Streatham**

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