



Union Road, SW4

£625,000 *Leasehold*

A fantastic three bed maisonette with a west facing private roof terrace. EPC rating C

3 1 1

#### KEY FEATURES

- Private roof terrace
- Great location
- Good transport links
- Split level
- Excellent condition



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## DESCRIPTION

Entering the property on the second floor, you are welcomed by a spacious hallway. This level comprises three bedrooms, including two generously sized doubles and a well-proportioned single, all of which benefit from built-in storage.

Also located on this floor is the bathroom, fitted with a shower over bath, wash basin with storage beneath, WC, and a heated towel rail.

The third floor is home to the main living spaces, including the reception room, kitchen, and access to the roof terrace. The reception room is an excellent size, offering ample space for a large sofa, coffee table, and additional freestanding furniture. Glass double doors open directly onto the roof terrace, allowing plenty of natural light to flood the room.

To the left of the staircase is the kitchen, which features an abundance of storage and worktop space, an induction hob, and an integrated oven. There is also space for a washing machine and dishwasher, as well as room to accommodate a dining table and chairs.





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 215 years from 9 April 1984 (173 years and 3 months)

**Service Charge:** £2,725 per annum (2025/2026)

**Ground Rent:** peppercorn

**Local Authority:** Lambeth

**Council Tax Band:** D

**EPC rating:** C

## PARKING

Residents parking to rear of property and on street residents parking available.

## UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Ultrafast broadband

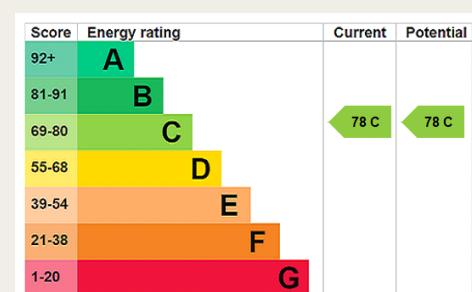
## LOCATION

Ideally located on Union Road you are close to lots of popular amenities such as cafes, restaurants and shops in Clapham High Street, Clapham Old Town and Battersea Power Station.

## DIRECTIONS

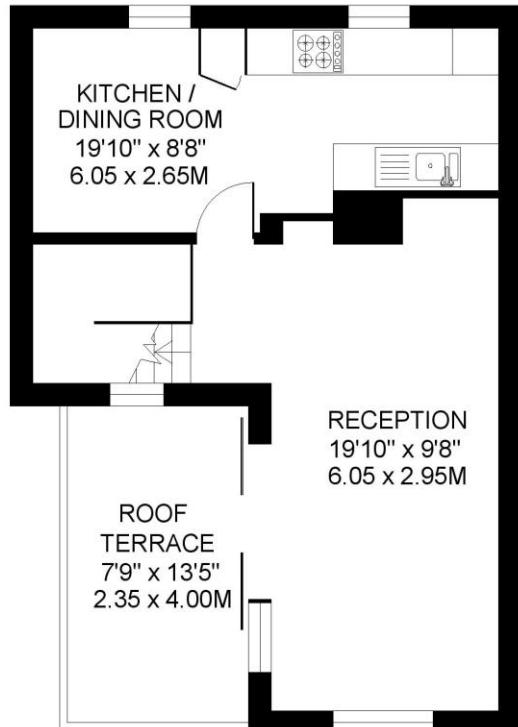
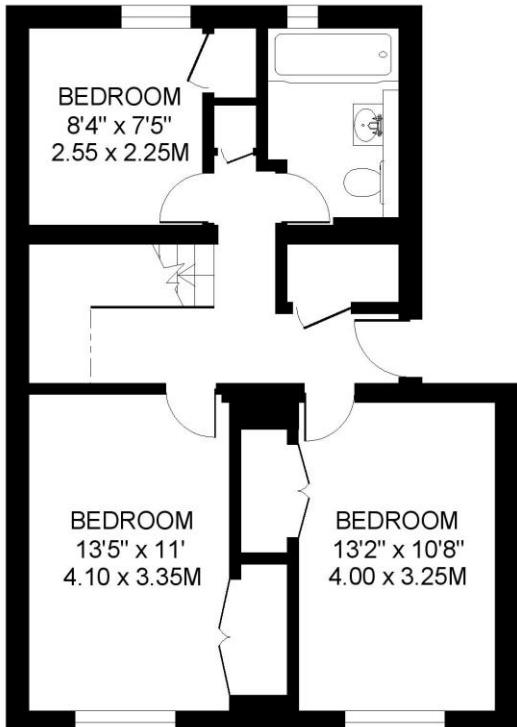
Clapham North underground station 0.6 miles away, Clapham High Street 0.5 miles away, Clapham Common Station 0.9 miles away, Stockwell Station 0.6 miles away.

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.



UNION ROAD. SW4  
3 BEDROOM FLAT

Approximate gross floor area  
946 SQ.FT / 87.9 SQ.M.



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