



Lethaby House, Rubens Place, SW4

Offers IEO: £325,000 *Leasehold*



KEY FEATURES

- One bedroom ground floor apartment
- Small modern gated development
- Full length private patio garden
- Allocated off street parking space
- Expansive 21 ft reception room
- Separate modern fitted kitchen
- Built in wardrobes and storage
- Walk to Brixton and Clapham

Set within a small modern gated development, this bright ground floor one bedroom apartment offers a well-balanced layout, an expansive private patio garden, and allocated parking. The welcoming entrance hall includes two useful built in storage cupboards and seamlessly connects the principal rooms. The impressive reception and dining room extends over 21 ft, providing a generous living space for both relaxing and dining. Adjacent sits a separate spacious kitchen complete with integrated appliances and practical worktops. The well-proportioned double bedroom features built in wardrobes and benefits from its own door opening directly onto the garden. Serving the apartment is a contemporary bathroom suite fitted with a bathtub, an overhead shower, and crisp white tiling. Outside, the standout feature is the generous private paved patio running the entire length of the property. With direct access from both the living room and the bedroom, this secluded space is ideal for outdoor entertaining, summer BBQs, and relaxing in privacy.

Lethaby House is a quiet gated residential enclave ideally positioned between Clapham and Brixton, putting two of South London's most vibrant neighbourhoods right on your doorstep. Commuters benefit from exceptional connectivity, with Clapham North, Clapham High Street, and Brixton stations all within approximately a 10 minute walk. Frequent bus links also run along Clapham High Street and Brixton Hill. Clapham Common is just a short stroll away, alongside the eclectic restaurants of Clapham Old Town and the celebrated culinary stalls and live music venues of Brixton Market.

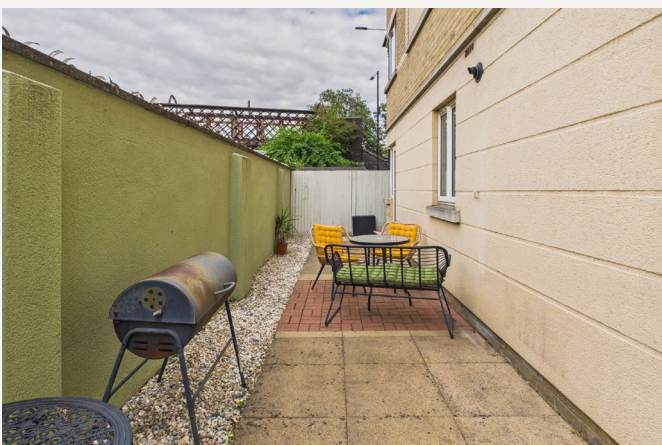
Herne Hill

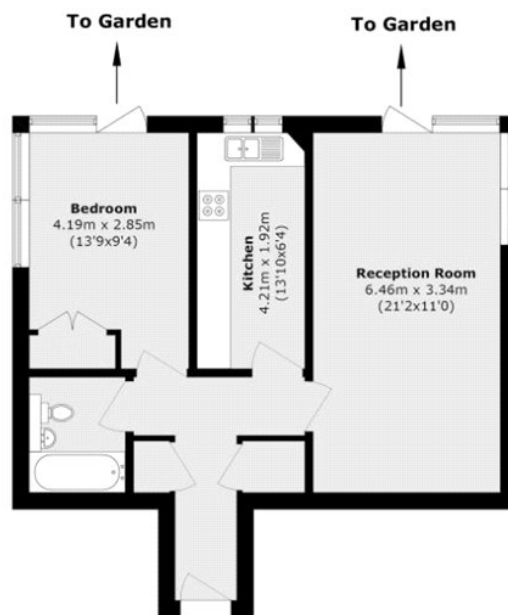
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Total area (approx.): 56.0 sq. m (602.8 sq. ft)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 971 year and 3 months

Service Charge: £3900 per annum

Ground Rent: £50 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

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