



Clapham High Street, Clapham SW4



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The entrance to the flat is found on the third floor, which is accessed via a lift. Upon entering, the substantial hallway leads to a large reception room that offers fantastic entertaining and dining space. This is further enhanced by the wrap-around balcony which offers far-reaching views to the city and expansive views along Clapham High Street. The kitchen is well-equipped with a range of fitted cupboards and appliances. There are three double bedrooms, with two benefiting from their own en suite bathroom, with a third bathroom available off the hallway. The bathrooms have stylish fixtures and are luxuriously finished. The principal suite has ample storage and opens onto an incredible roof terrace. The property has been neutrally decorated throughout, with modern fixtures and appliances.



Guide price: £1,299,950

Tenure: Leasehold: approximately 104 years remaining

Service charge: £6,385.86 per annum, reviewed every 1 year, next review date not known

Ground rent: £200 per annum, reviewed every 25 years next review date not known

Local authority: London Borough of Lambeth

Council tax band: H

This beautifully finished apartment has been meticulously designed, offering generous accommodation as well as a large roof terrace and off street parking.





Location

Clapham High Street presents an abundance of shops, restaurants and cafes, as well as being within walking distance of Clapham Common. The High Street also has great transport links, being only a short walk from two underground stations offering direct access into the City and the west end.



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Approximate Gross Internal Area : 168.06 Sq. metres
1809 Sq. feet

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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