



Wingate Square, Clapham Old Town **SW4**

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This beautifully presented flat is situated on the first floor within the Wingate Square development in Clapham Old Town. The facilities are well-cared for and the building conveniently has an elevator.

The flat opens into a wide hallway which flows through to the bright open-plan living/dining/kitchen area. The kitchen has been recently upgraded and features modern, integrated appliances and plentiful storage. There is access via a sliding door to the spacious balcony, a perfect place for a table and chairs to sit out in the warmer months. The balcony overlooks the pretty buildings of Grafton Square.



**Guide price:** £865,000

**Tenure:** Leasehold: approximately 124 years remaining

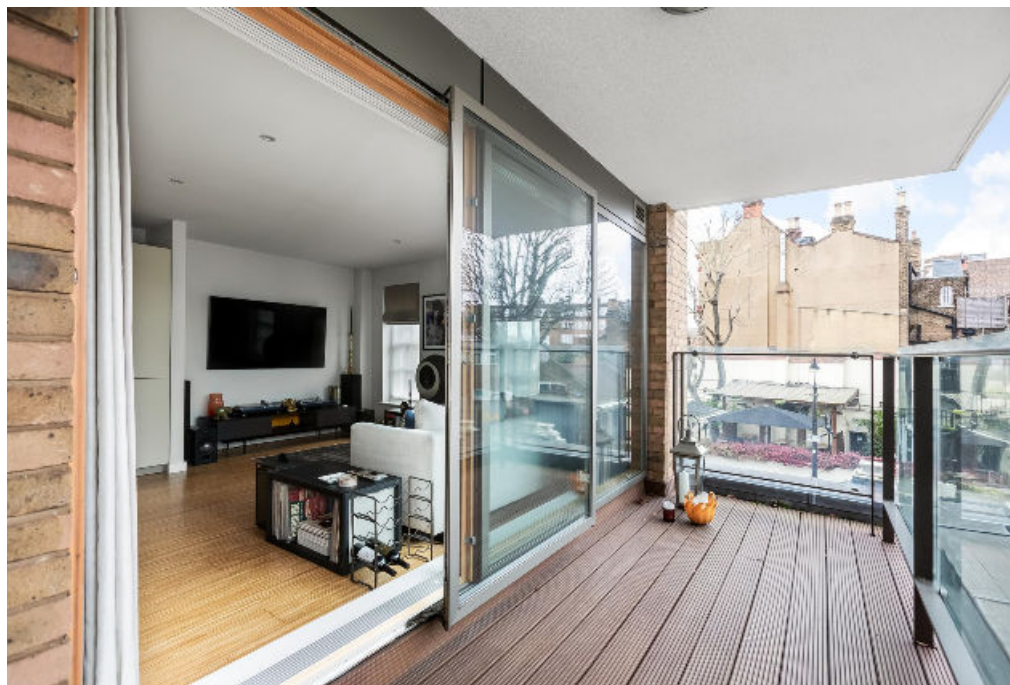
**Service charge:** £7,960 per annum, Please note that we have been unable to confirm the date of the next review for the service charge and ground rent. You should ensure that you or your advisors make your own enquiries.

**Ground rent:** £400 per annum

**Local authority:** London Borough of Lambeth

**Council tax band:** E





There are two, large double bedrooms, one complete with built-in storage and ensuite bathroom with separate bath and shower. As well as a further bathroom with walk-in shower and a useful utility/storage cupboard.



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Approximate Gross Internal Area : 77.9 sq. metres  
839 sq. feet



FIRST FLOOR

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.

**Knight Frank**  
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We would be delighted to tell you more

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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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