



MYERS COURT  
CLAPHAM, SW4



## A CONTEMPORARY TWO-BEDROOM APARTMENT IN ABBEVILLE VILLAGE



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EPC

B

Local Authority: London Borough of Wandsworth

Council Tax band: E

Tenure: Leasehold, approximately 992 years remaining

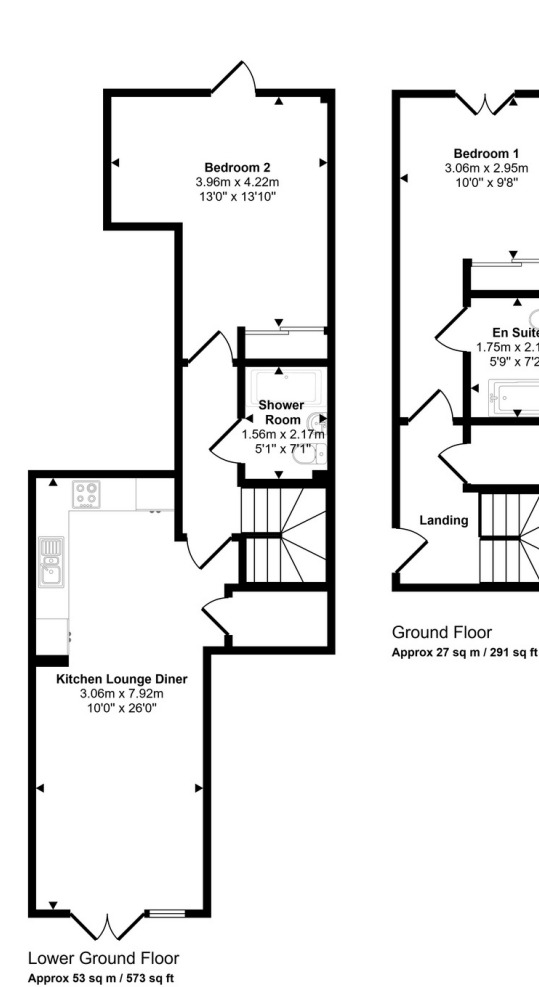
Service charge: £3,297.71 per annum, reviewed annually, next review due 2027

**Guide Price: £975,000**



This immaculately presented duplex penthouse apartment, spans an impressive 864 sq ft, and is situated in the ever-popular Abbeville Village. As you enter the property from the stylish communal area, you are met with a large hallway with ample storage before leading into a bright double bedroom with Juliette balcony, modern en-suite and built-in storage. Downstairs, boasts a large open-plan living space with modern kitchen and terrace doors leading to a private outside terrace. Also located on this level is a family bathroom and additional large double bedroom with floor to ceiling built in storage.

Due to the property being in receivership, we do not have all of the material information for the property, therefore you should ensure you make all relevant enquiries relating to the property.



Approximate Gross Internal Area = 80 sq m / 864 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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