

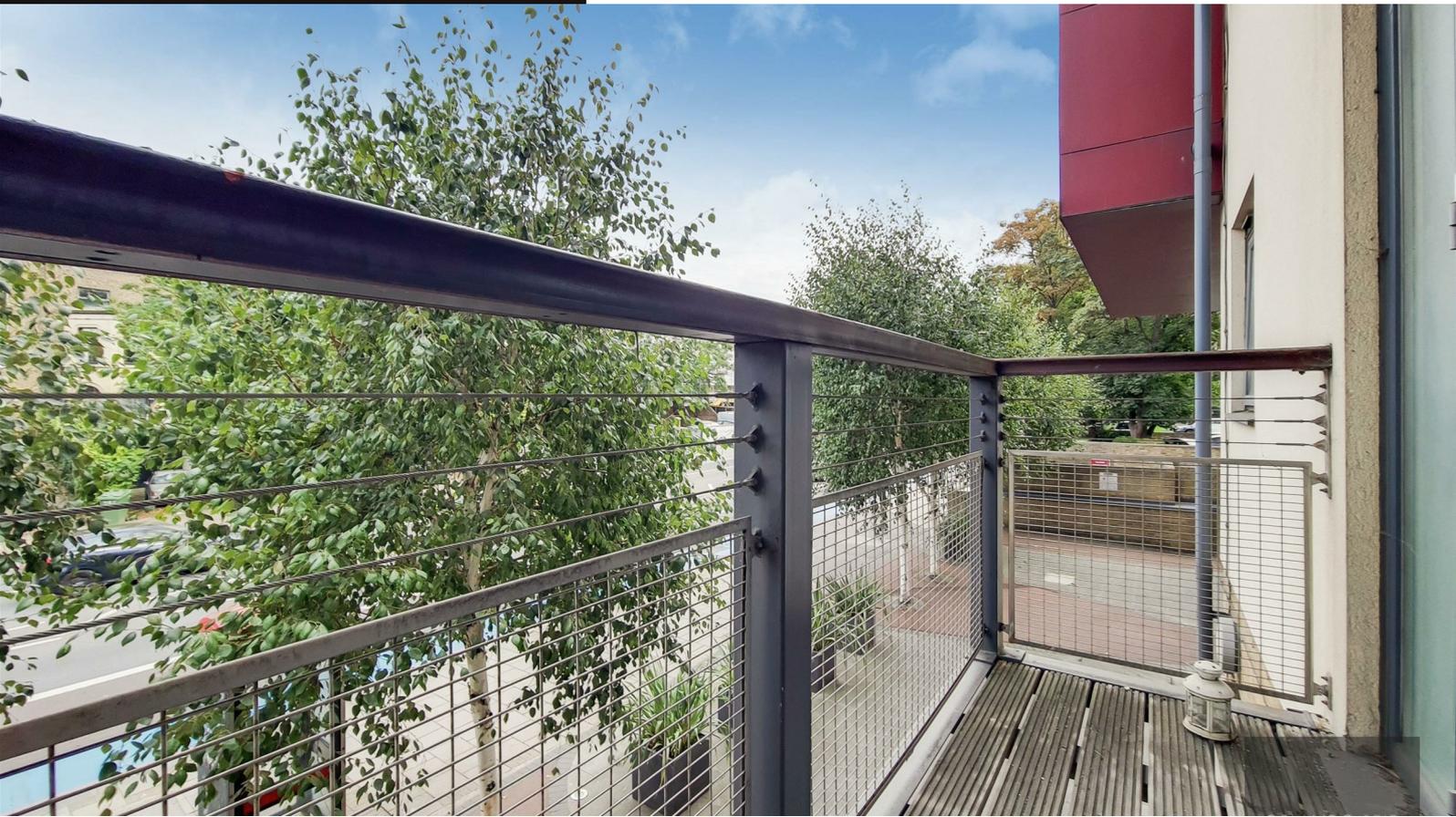


ORLANDO REID

**Clapham Road, Clapham, SW9**

Asking Price £375,000

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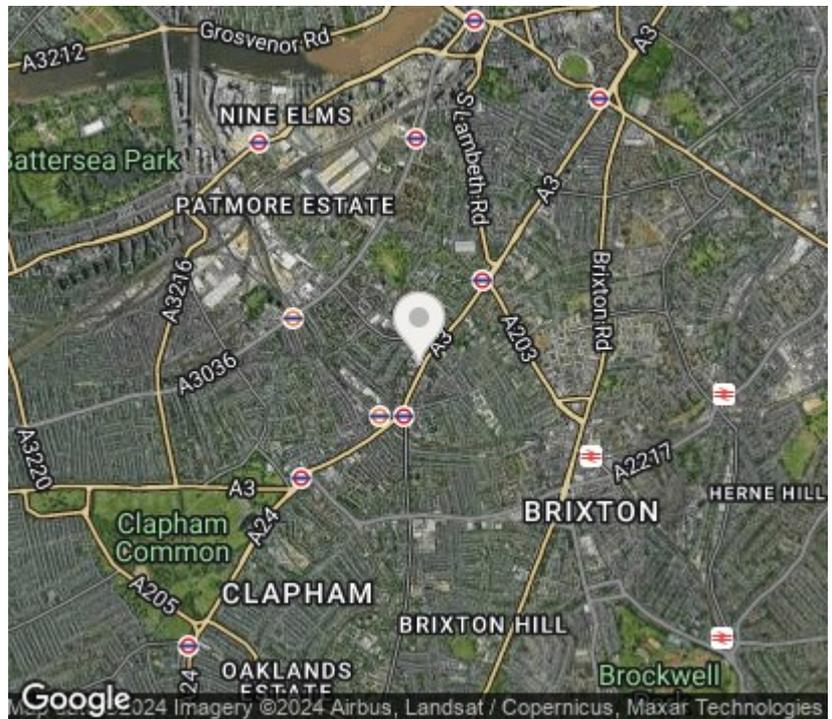
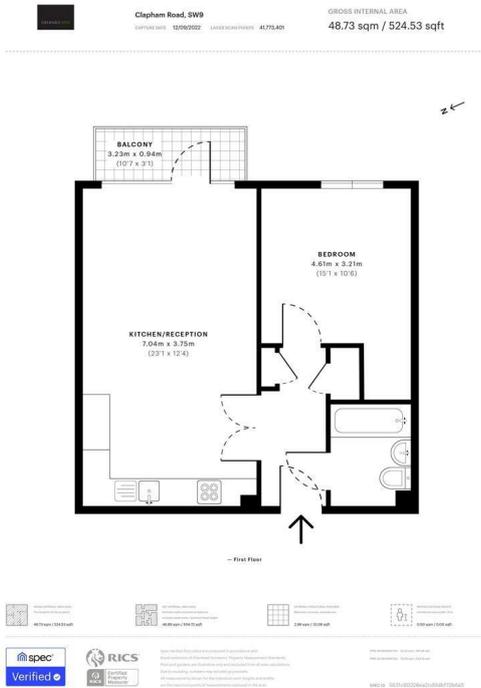
## SUMMARY

Orlando Reid are pleased to present to the market this charming, modern one bedroom apartment located in the heart of Clapham North. Situated in a secure, private development, the property offers a fantastic combination of accessibility, lifestyle and living space.

The property comprises a large open plan kitchen reception with full height French doors leading out to a good-sized private balcony, a large bathroom, sizeable double bedroom, and in-built storage in the entrance hallway. The property also benefits from a video entry system.

The property is in a fantastic location – being within (approx.) 0.2 of a mile to Clapham North Underground Station, and within (approx.) 0.4 of a mile to Stockwell Underground Station. Clapham High Street is also within very easy reach, offering an almost endless array of amenities for the prospective buyers. The wide-open spaces Clapham Common are approximately 0.7 of a mile down the road.

The property is available on a chain free basis. According to the vendor, Ground Rent: peppercorn, Service Charge: £135pcm on average. EPC: B (82).



**Orlando Reid Sales** 1-3 Old Town, Clapham, London, SW4 0JT

**Tel:** 020 7627 5566

**Email:** sales@orlandoreid.co.uk