

*3 c Larkhall Rise
Clapham
SW4 6JB*



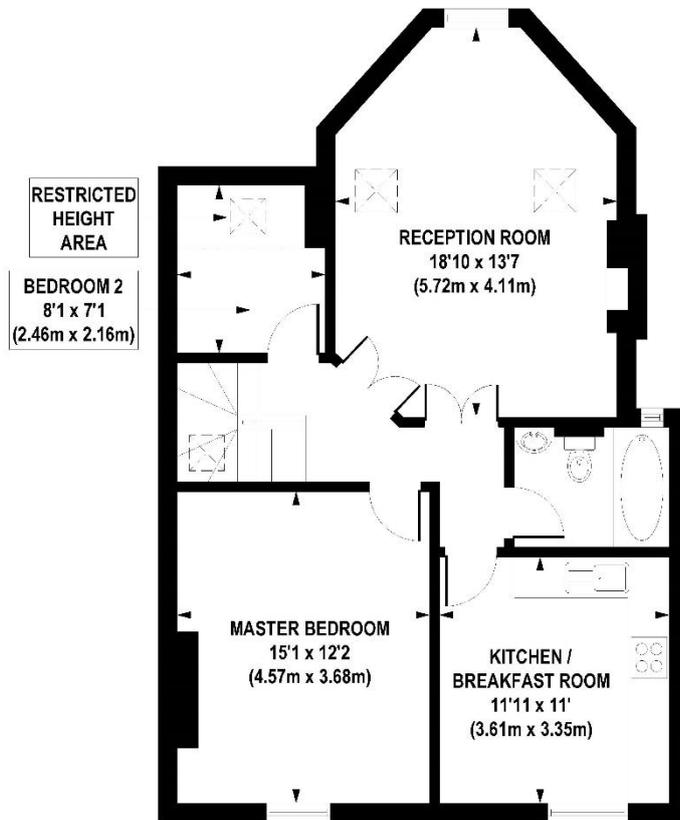
£525,000 Share of Freehold

A delightful two bedroom top floor flat of nearly 800 sq.ft, located a short walk from Clapham Old Town. This superb flat has a unique living room with a vaulted ceiling and a built-in media system and a contemporary kitchen/breakfast room.

- Contemporary two-bedroom top floor flat
 - Nearly 800 sq.ft
 - Charming period conversion
 - Vaulted ceiling in living room
- Built in media entertainment system
 - Share of Freehold
 - Kitchen/Breakfast Room
 - Huge amounts of character
- Close to Clapham Old Town and Clapham High Street
 - Wooden floors throughout







RESTRICTED HEIGHT AREA

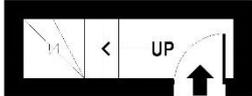
BEDROOM 2
8'1 x 7'1
(2.46m x 2.16m)

RECEPTION ROOM
18'10 x 13'7
(5.72m x 4.11m)

MASTER BEDROOM
15'1 x 12'2
(4.57m x 3.68m)

KITCHEN / BREAKFAST ROOM
11'11 x 11'
(3.61m x 3.35m)

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 752 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 29 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 781 sq. ft / 72.53 sq. m (Including Restricted Height Area)
APPROX. GROSS INTERNAL FLOOR AREA 758 sq. ft / 70.41 sq. m (Excluding Restricted Height Area)

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

