

56 Clarence Avenue
Clapham
SW4 8JF



£669,500 Freehold

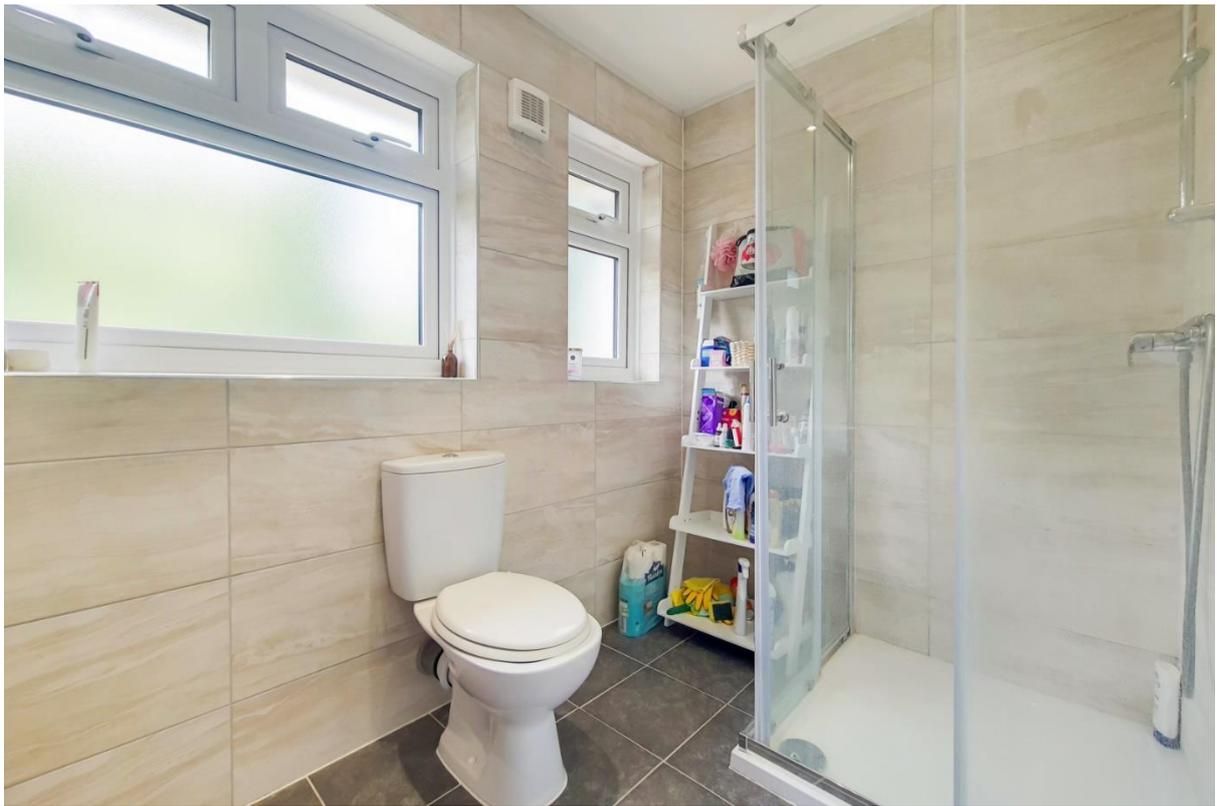
An attractive modern three-bedroom house in superb condition benefiting from a sunny private garden ideally located close to Abbeville Village and Clapham South. This beautiful house consists of a spacious double-reception with plenty of natural light and three spacious bedrooms.

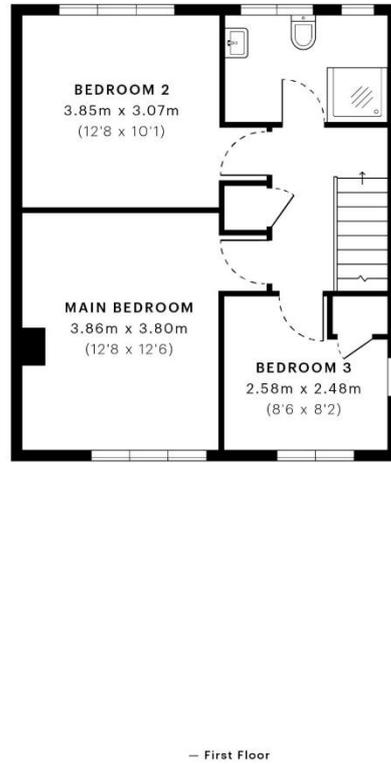
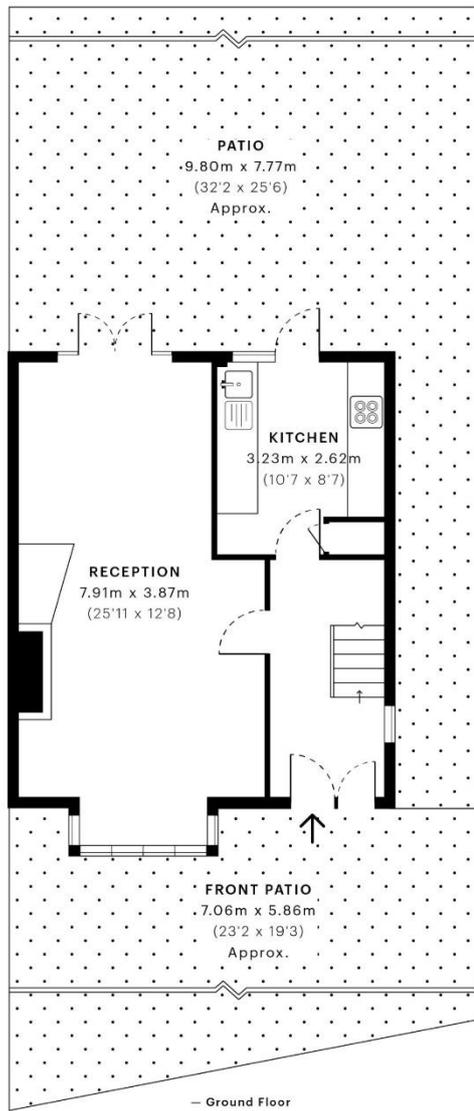
Key Features:

- Attractive three-bedroom semi-detached house
 - Large sunny garden
 - Wooden floors throughout
- Close to Clapham South Underground
 - Close to Abbeville Village









GROSS INTERNAL AREA (GIA)
The footprint of the property
82.11 sqm / 883.82 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
76.59 sqm / 824.41 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 80.95 sqm / 871.34 sqft
IPMS 3C RESIDENTIAL 78.16 sqm / 841.31 sqft

SPEC ID 62d6796e1b8c170dd643757b