



ORLANDO REID

Larkhall Lane, Clapham, SW4
Asking Price of £980,000



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Orlando Reid are pleased to present to the market this beautiful, homely four double bedroom terraced house on the borders of Larkhall Park. Spanning over three floors, the property is perfect for families, or sharers alike.

The property comprises a charming entrance hall leading to a double reception (with access to the garden), with a 17-foot eat-in rear kitchen leading to a storage room and another access point to the private garden. The first floor comprises three double bedrooms and a family bathroom, including a gorgeous front bedroom featuring bay windows. The second floor comprises a large primary bedroom with an en-suite shower room, and eaves storage. The property benefits from fantastic amounts of natural light throughout. Further to this, since owners have done extensive work to the property, yet to a good, neutral standard – allowing for the prospective purchasers to secure a 'box ready' property.

The property is conveniently located almost equidistant to both Northern and Victoria Underground lines with both Clapham North and Stockwell being approximately 0.6 of a mile away. Wandsworth Road station is also approximately 0.5 of a mile from the property. Further to



this, there is almost an endless array of bus routes along Clapham Road, and Wandsworth Road. There are plenty of local amenities nearby – not to mention Clapham Common being within easy reach for the summer months.

Available on a chain free basis. EPC: D (68) – potential B (82).





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CAPTURE DATE: 06/03/2023 LARES SCAN POINTS: 132194.479

GROSS INTERNAL AREA
126.76 sqm / 1364.43 sqft



126.76 sqm / 1364.43 sqft
 110.86 sqm / 1213.23 sqft
 8.00 sqm / 85.00 sqft
 3.99 sqm / 43.02 sqft

spec Verified floor plans are published in accordance with:
 Royal Institution of Chartered Surveyors Property Measurement Standards.
 Plans and figures are illustrative only and do not constitute an offer of any real estate.
 Plans to hand only, not for sale and not for use as a contract.
 All measurements are for the individual units only and do not include the common parts of the building.
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spec id: 953f6263399620de7d0d4a

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.