



ORLANDO REID

Clapham Road, Clapham, SW4
Asking Price of £425,000





Orlando Reid are pleased to present to the market this spacious, and central two double bedroom purpose-built, split level maisonette in the heart of Clapham North.

Spanning across two floors, the property comprises an entrance hall leading through to a spacious kitchen with a rear East-facing reception room, with access to a private balcony. Upstairs, there are two generous double bedrooms, with a bathroom.

The property benefits from plenty of natural light throughout, from both aspects of the property. Further benefits include a good mix of being able to move straight in, yet offering scope for the prospective purchaser to stamp their own mark on the property.

Transport links are also incredibly easy with Clapham North Underground (Northern Line) within approx. 0.1 of a mile from door to door. Further to this, Clapham High Street (rail) is located within approx. 0.2 of a mile, with plenty of bus stops located within a stones throw allowing for further options.

Adjoining Clapham High Street, needless to say, there is



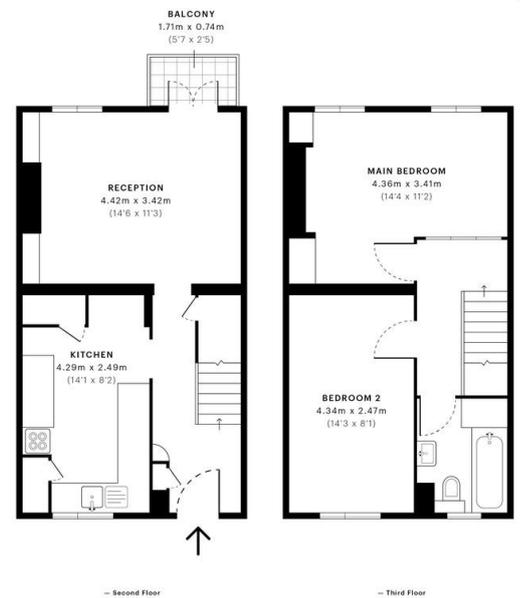
also easy access to a plethora of various local amenities from bars, cafes, gyms, restaurants, supermarkets etc.

The property is offered on a chain free basis. According to the vendor: Leasehold (93yrs), Ground Rent (£10pa), Service Charge / BI (£1,800pa). EPC: C (79), potential B (82).



Towns House, SW4
CAPTURE DATE: 23/03/2023 LASER SCAN POINTS: 81372,377

GROSS INTERNAL AREA
68.81 sqm / 740.66 sqft



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1.26 sqm / 13.56 sqft



5.00 sqm / 53.66 sqft



Open-verified floor plans are produced to accurate scale. Measurements are taken to the finished floor level and are not to be used for legal purposes. All measurements should be taken at the same time of day and the maximum points of measurement should be used.

SPIC# 554195c785345305877355f

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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 are 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.