



ORLANDO REID



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**1 Bed Apartment
located in**

ORLANDO REID

146 Clapham Manor
Street
London
SW4 6BX

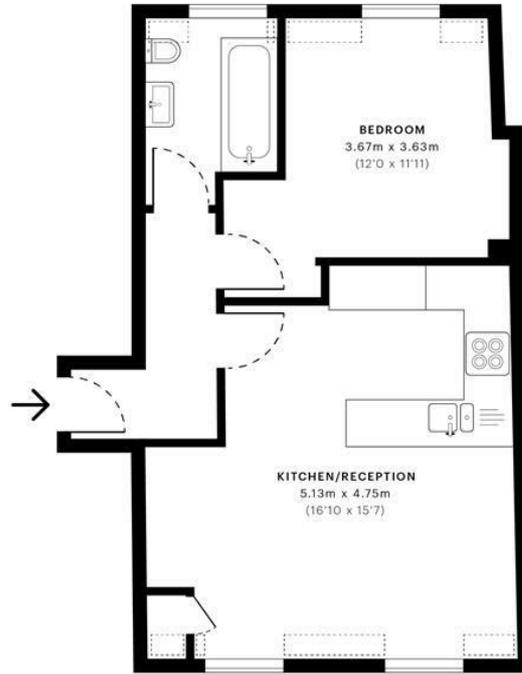


Clapham Manor Street, SW4

CAPTURE DATE: 13/02/2023 LASER SCAN POINTS: 54,663,868

GROSS INTERNAL AREA

39.55 sqm / 425.71 sqft



— Third Floor



Spec verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Rents and gardens are excluded and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual rooms (lengths and widths) are the maximum points of measurement captured in the scan.

FILE: 20230213_146CLM_001.rvt
FILE: 20230213_146CLM_002.rvt

snvc id: 5d3a681796c3d550dc6182965

Asking Price £375,000

CONTACT

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SUMMARY

Orlando Reid are pleased to present to the market this newly-refurbished one bedroom apartment set within the heart of Clapham.

The property is located a stones throw from the bustling high street, providing incredibly easy access to an plethora of local amenities, and fantastic transport connections - with an almost endless array of bus routes available, as well as being within approx. 0.3 of a mile to Clapham Common Underground.

The property comprises an entrance hallway, spacious front reception, with a modern, fitted kitchen, double bedroom, and a bathroom.

The property is offered on a chain free basis, and flooded with natural light.

According to the vendor, Leasehold (112yrs), Ground Rent (£100pa), Service Charge (£1,500pa), EPC: D (65)

DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	