



ORLANDO REID

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LONDON

Bobbin Close, Clapham, SW4, SW4

Offers Over £475,000



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SUMMARY

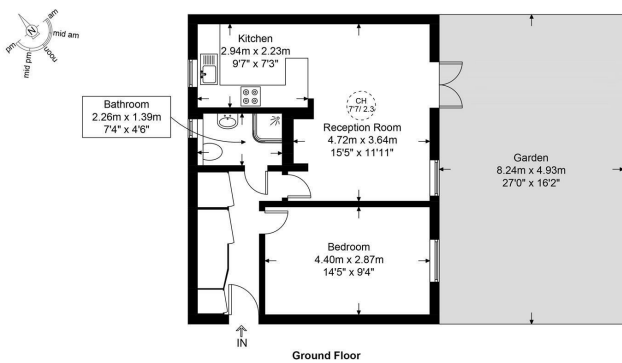
An immaculately presented one bedroom, ground floor, purpose-built apartment with a private south facing garden, set back from the hustle and bustle of popular Clapham Old Town. The property is filled with natural light and offers excellent built-in storage, including a larger than usual cupboard and a separate utility space located in the hallway. The current owners have maintained the apartment to a superb standard throughout, as reflected in the accompanying photographs.

Bobbin Close is located just off Lillieshall Road, ideally positioned in the heart of Clapham Old Town. The area offers a wide selection of restaurants, including the Michelin-starred Trinity, as well as numerous bars, boutiques, a cinema, supermarket and gym. Clapham Common Underground Station (Northern Line, Zone 2, approximately 0.5 miles) is the nearest tube station, with several bus routes providing easy access east, west and into Central London. Further into Clapham High Street, the Overground station offers direct connections to Clapham Junction and Dalston Junction.

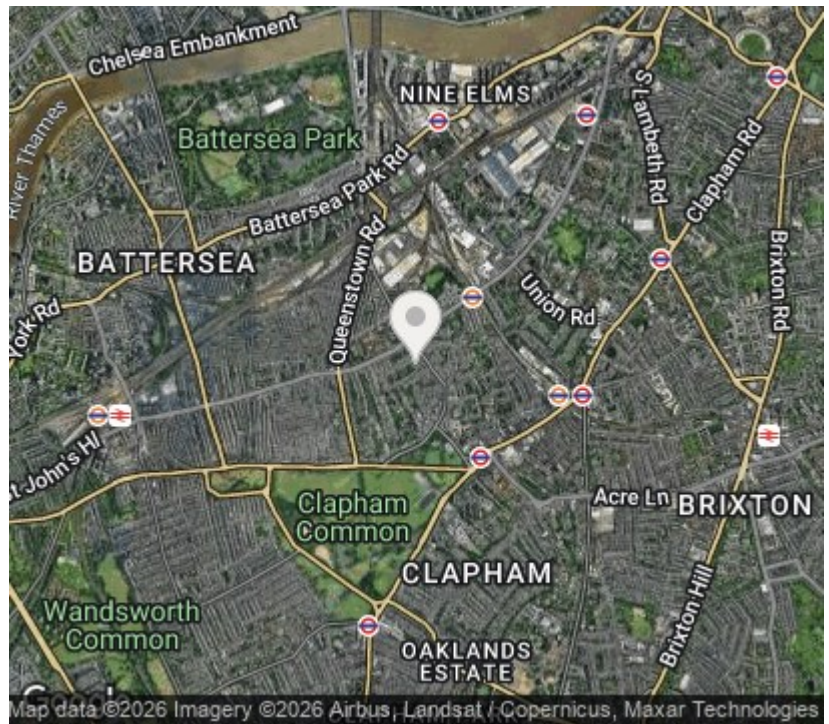
The property is also well placed for green open spaces, with the north side of Clapham Common approximately 0.3 miles away and Battersea Park around 0.9 miles away.



Bobbin Close, SW4 Approximate Gross Internal Area= 516 sq ft / 47.98 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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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 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.