



**Clyston Street, London, SW8**

Price Guide £450,000

ORLANDO REID

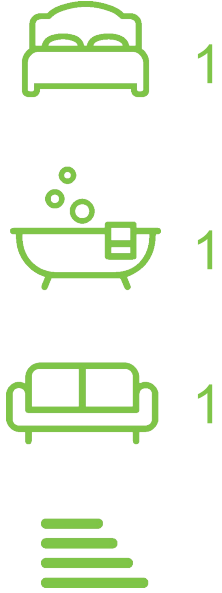


## SUMMARY

This beautifully presented home is set on a quiet street in the vibrant and rapidly evolving area conveniently located between Nine Elms, Clapham and Stockwell.

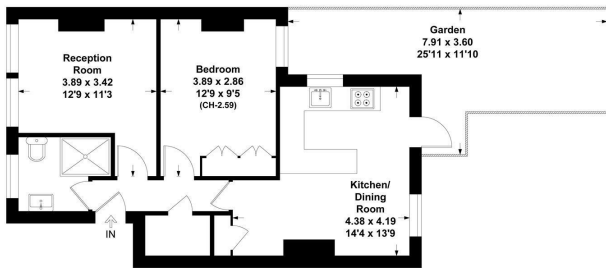
The charming home offers a perfect blend of period character and contemporary style, ideal for professionals, families, or investors looking for a solid return. Boasting a bright and airy layout, the property features generously sized living areas, a modern fitted gas kitchen, and well-proportioned bedroom with built-in-robe. Natural light floods the interiors through large sash windows, creating a warm and welcoming atmosphere throughout.

Located just moments from the amenities of Wandsworth Road and with easy access to both Nine Elms, Stockwell and Vauxhall stations, this home offers superb transport links across London. Battersea Power Station, the Thames River Path, and numerous cafés, shops, and green spaces are all within easy reach.



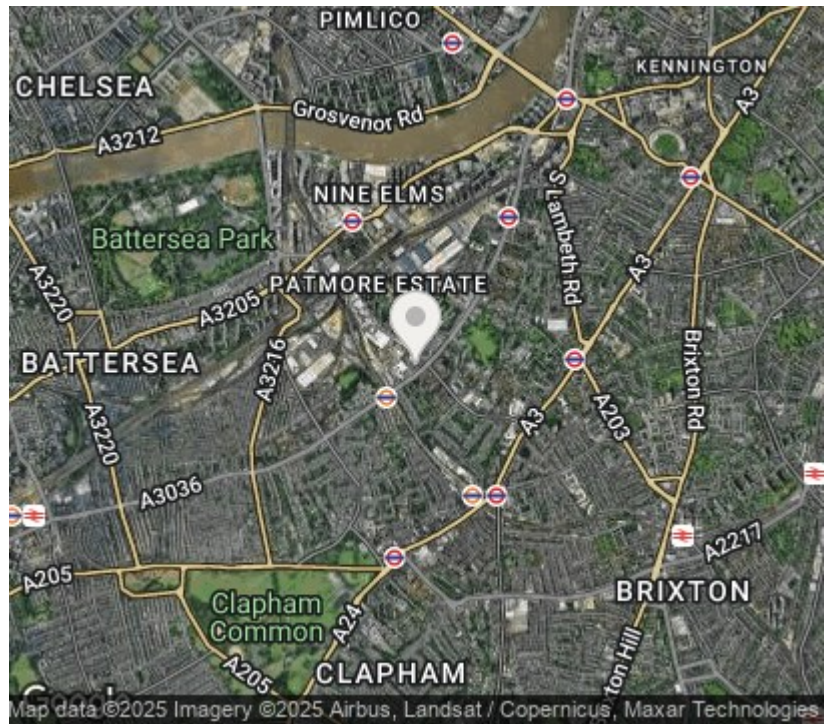
### Clyston Street, SW8

Approximate Area = 47.80 sq m / 515 sq ft



#### Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only



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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.