

**2 Bed Apartment
located in Clapham**

ORLANDO REID

Clapham Manor Street

Clapham

London

SW4 6BX



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Asking Price £450,000

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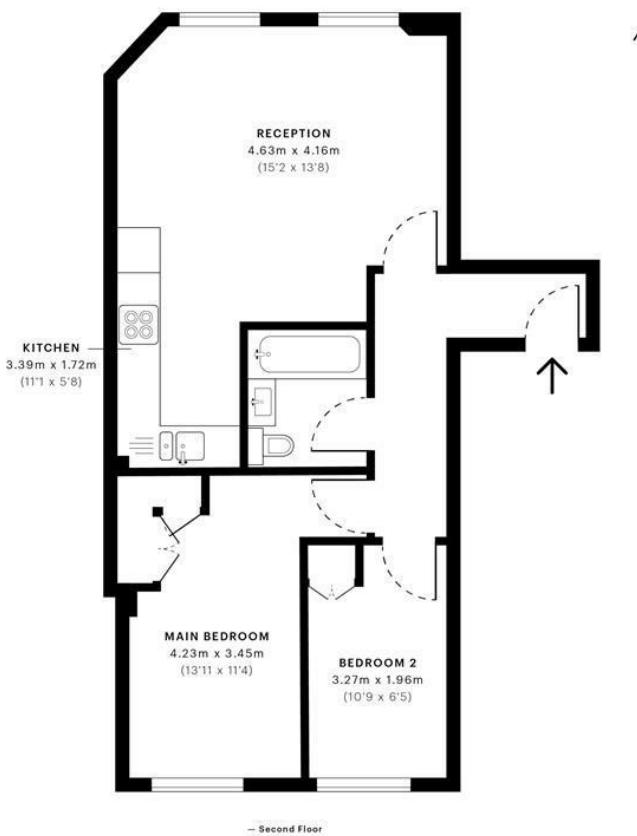
www.orlandoreid.co.uk



Clapham Manor Street, SW4

CAPTURE DATE 13/02/2023 LASER SCAN POINTS 54,300,470

GROSS INTERNAL AREA
49.42 sqm / 531.95 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property

49.42 sqm / 531.95 sqft



NET INTERNAL AREA (NIA)
Excludes walls and internal features

47.35 sqm / 511.82 sqft



EXTERNAL STRUCTURAL FEATURES

Balconies, dormers, porches etc.

0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT

Corridors over 1.8m



Verified



Certified Valuer Measure

Spec Verified floor plans are produced in accordance with

Royal Institution of Chartered Surveyors' Property Measurement Standards.

Plans and gardens are illustrated only and excluded from all area calculations.

Rooms and gardens are illustrated only and excluded from all area calculations.

Due to rounding, numbers may not add up precisely.

All measurements shown for the individual rooms, height and widths

are the maximum points of measurement captured in the scan.

PPR 00 RESIDENTIAL 49.42 sqm / 531.95 sqft

PPR 00 RESIDENTIAL 47.35 sqm / 511.82 sqft

SRIC ID 563e6834f0636b50dc618296c

SUMMARY

Orlando Reid are pleased to present to the market this newly-refurbished two double 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 a 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, 'L shaped' kitchen, two double bedrooms (both with built-in storage), and a family bathroom.

The property is offered on a chain free basis.

According to the vendor, Leasehold (112yrs), Ground Rent (£100pa), Service Charge (£1,500pa).

EPC: C (76)

