

*25 St Gerards Close
Clapham
SW4 9DU*



£410,000 Leasehold

CLAPHAM OFFICE

1 Old Town,
London SW4 0JT

BATTERSEA & NINE ELMS OFFICE

153 Lavender Hill,
London, SW11 5QJ

MAYFAIR OFFICE

121 Park Lane,
London, W1K 7AG

MANCHESTER OFFICE

St. John's Court, 19b Quay St,
Manchester, M3 3HN

This fantastic flat is set within a popular, development ideally located on a quiet, residential street just off Clapham Common moments from the Underground. This superb flat comes with a long lease and no onward chain.

Key Features:

- *Spacious One double Bedroom flat*
- *Well maintained development by Clapham Common*
 - *Minutes from Underground*
 - *Private Parking*
 - *Long Lease*
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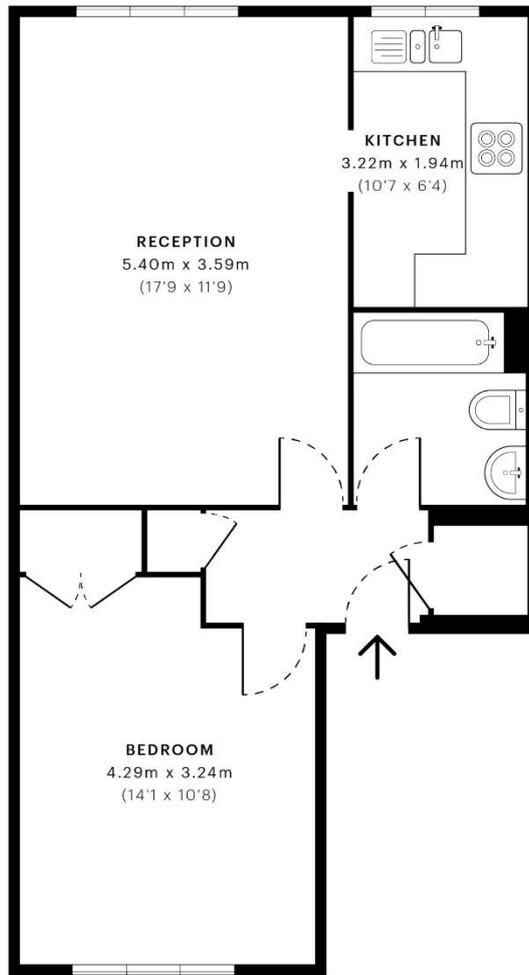


Gerards Close, SW4

CAPTURE DATE 27/03/2023 LASER SCAN POINTS 23,480,377

GROSS INTERNAL AREA

49.20 sqm / 529.58 sqft



— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
49.20 sqm / 529.58 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
Includes subterranean, restricted head height
48.07 sqm / 517.42 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Ceiling clearances under 1.9m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 49.26 sqm / 529.31 sqft
IPMS 3C RESIDENTIAL 48.36 sqm / 520.76 sqft

SPEC ID 5641976cb834fb30ddf77555c

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