Edgeley Road, SW4

£385,000 Leasehold

372 sq ft (35 m^2) • master bedroom • bathroom • kitchen/ reception room • chain free • close to transport • clapham high street • EPC: C

Douglas &Gordon

This stylish recently refurbished one bedroom flat has been finished to the highest of standards and situated in this premier location in the heart of Clapham.

The flat comprises a modern open plan kitchen/reception room fitted with modern appliances and benefitting from an island breakfast bar. There is a large double bedroom with ample storage space and an immaculate bathroom.

Edgeley Road is conveniently placed for the local shops, restaurants and wine bars. The green open spaces of Clapham Common are within easy walking distance. The closest tube stations are Clapham North and Clapham Common with Northern Line services into the City/West End, overground services are found at Clapham High Street station and there are numerous local bus routes.

master bedroom

bathroom

kitchen/reception room

chain free

close to transport

clapham high street

EPC: C

Approximate gross floor area: 372 sq ft (35 m^2) Includes Cellar or Storage Space where applicable

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

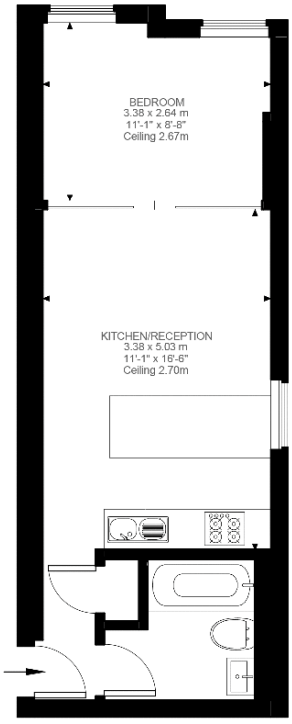
As defined by RICS code of measuring practice

London Stock Photography

This floorplan is representative and for illustrative purposes only. The measurements provided are approximate only and not to scale. They should not be relied upon by any party. Prospective purchasers or tenants are advised to carry out their own survey if they require reliable measurements. No responsibility is taken for any error, omission, misstatement or use of data shown.
Details Prepared: 15 June 2022

Edgeley Road, Clapham, SW4

APPROXIMATE GROSS INTERNAL (LIVING) AREA
34.56 SQ.M / 372 SQ.FT

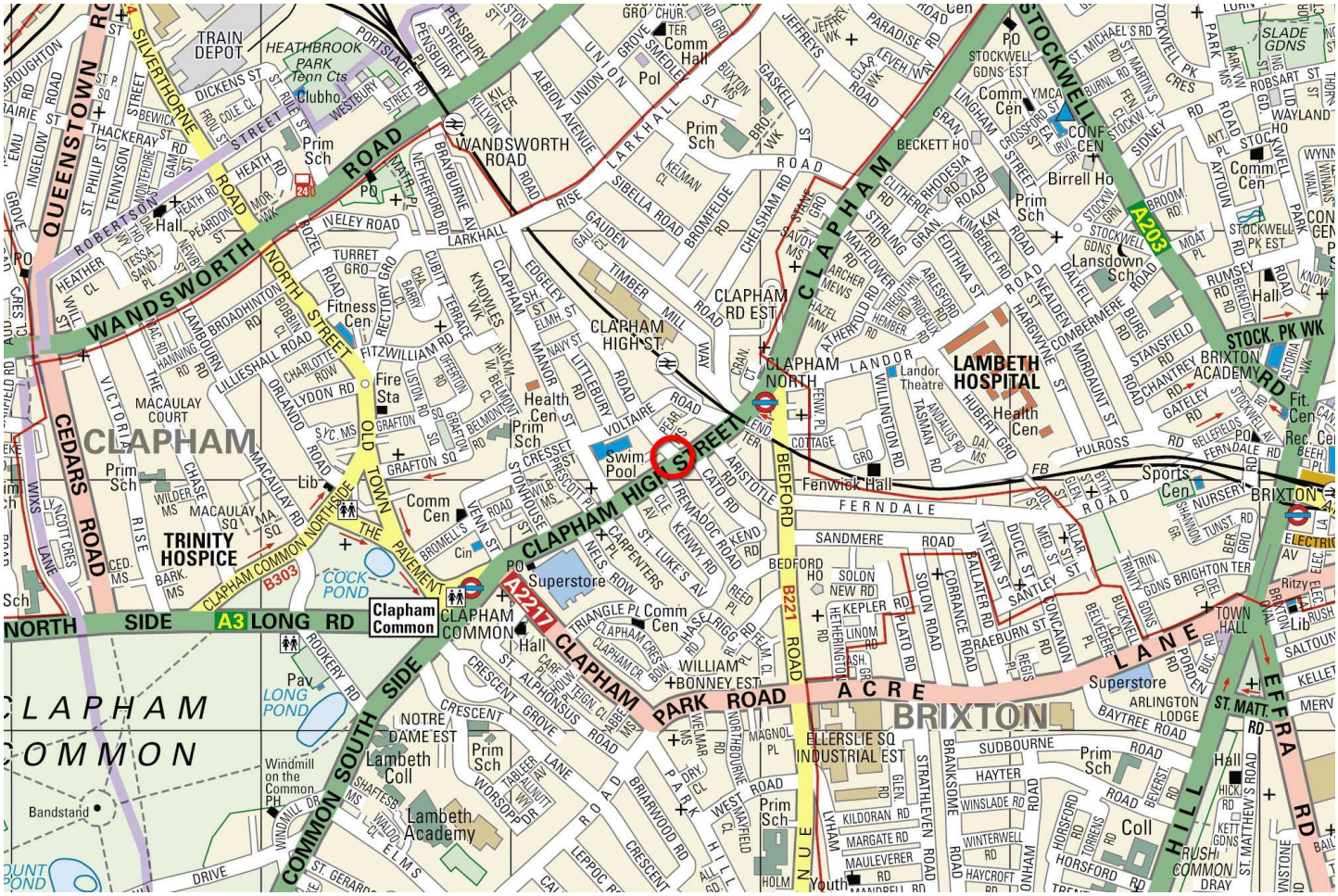


SECOND FLOOR
372 SQ.FT / 34.56 SQ.M

N

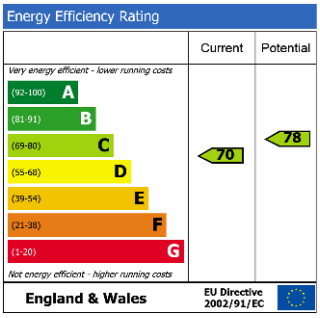
Disclaimer:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared for Douglas & Gordon in accordance with the current edition of the RICS Code of Measuring Practice.



Good to know

Nearby station: Clapham North
230m (2 mins) (Line of sight)
Gross floor area: 372 sq ft (35 m²)
Local authority: Lambeth
Council tax band: B



* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

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