



**Wandsworth Road, Wandsworth, SW8**

2 bedroom flat - purpose built for sale

**£585,000**

Share of Freehold

## Property Details

A fantastic two double bedroom, two bathroom apartment with a Juliet balcony, private terrace and allocated off-street parking behind smart electric gates, just a three-minute stroll from Clapham Old Town. The expansive open-plan reception approaches seven metres, with large pane sliding doors to a Juliette balcony drawing light into the inviting living area. Neutral décor, cosy carpets and modern spotlighting create a flexible ambience. The contemporary monochrome kitchen sits to the rear, featuring sleek white cabinetry, integrated appliances and generous black worktops flowing into a peninsular ideal for casual dining. The principal bedroom offers excellent proportions, useful storage nooks and a stylish en-suite with a walk-in rain shower. The second bedroom is a generous double, currently arranged as a home office and guest space, opening onto a private terrace perfect for morning coffee or relaxed evenings. A further well-appointed bathroom, complete with bathtub and overhead shower, serves the rest of the home. Secure off-street parking and a friendly community complete this highly convenient and attractive property.

Council tax band D

EPC rating B (83)

## Features

- Two double bedrooms
- Private terrace plus Juliette balcony
- Off-street, gated parking
- Generous proportions throughout
- Clapham Old Town and it's wealth of upmarket eateries just a three-minute walk
- Windrush Line four-minutes away
- Northern Line at Clapham around a ten-minute walk
- Green expanse of Clapham Common a nine-minute walk
- Share of freehold









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### 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **848 SQ FT / 78.8 SQ M**



**FIRST FLOOR**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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