



## **Property Details**

2 bedroom flat - purpose built for sale

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

Share of Freehold

- Off-street, gated parking
- Generous proportions throughout
- Clapham Old Town and it's wealth of upmarket eateries just a threeminute 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

















# Keating Estates



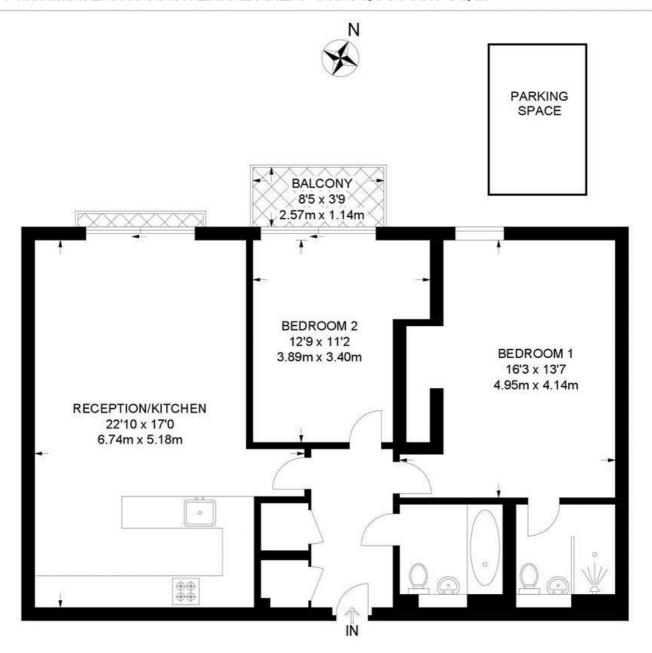






## Wandsworth Road, SW8 2 Bedroom Flat

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







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.



### Wandsworth Road, Wandsworth, SW8

