

## Rosebery Road, Clapham, SW2

1 bedroom flat - conversion for sale

**£385,000**

Leasehold

### Property Details

A charming one-bedroom top-floor apartment within an attractive period conversion, lovingly maintained by the same owner for 11 years. Stylish shutters and fresh décor enhance its bright and airy feel. Residents are welcomed by charming entrance tiling, with recently refurbished communal areas. A characterful staircase, stripped, re-plastered, and freshly painted, leads into the home. The spacious reception room boasts elegant ceilings and a bay window, ideal for a study or dining nook. The separate kitchen, refurbished seven years ago, features a Bosch washing machine, brand-new Hotpoint oven (January), and a fridge-freezer, all included in the sale. A well-placed sink offers pleasant views. Peacefully positioned at the rear, the bedroom is a tranquil retreat with leafy views, cosy carpets, and a built-in double wardrobe. The centrally located bathroom is neutrally presented with a large bathtub and overhead shower. Every room was repainted in January, ensuring a fresh finish. With friendly neighbours and a desirable setting, this well-loved home is a fantastic opportunity.

### Features

- One double bedroom
- Victorian conversion
- Maintained by one caring owner for eleven years
- Bright and airy ambience
- Neighbourly residential street
- Local amenities nearby
- Walking distance to Clapham, Brixton
- Abbeville Village a short stroll away
- Northern and Victoria Lines
- Day and night bus routes from the top of the road

Council tax band C

EPC rating E (42)

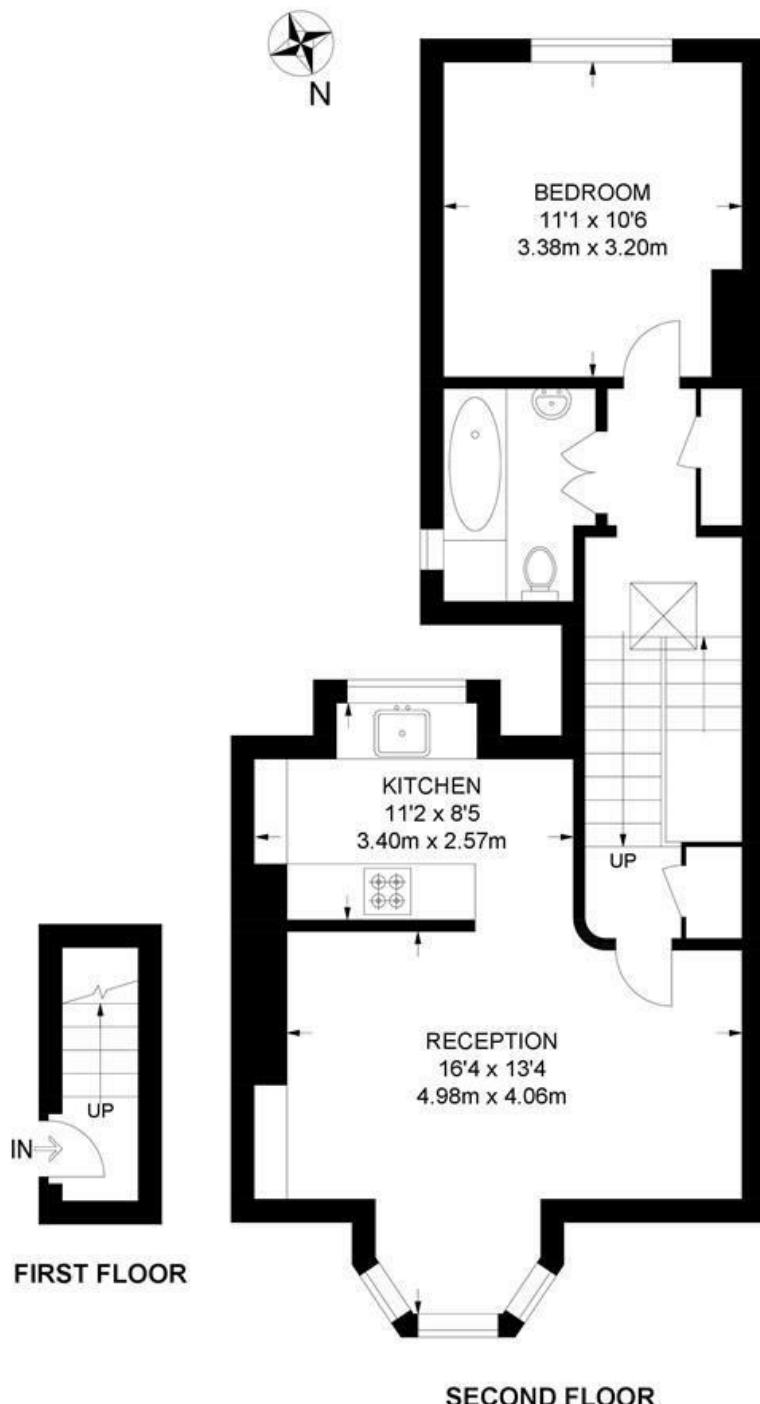


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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **553 SQ FT / 51.4 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.

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