

**Albion Avenue, Clapham, SW8**

2 bedroom flat - purpose built for sale

**£389,950**

Leasehold

## Property Details

This spacious two-double-bedroom split-level apartment sits within an attractive Grade II listed purpose-built property. Entering on the third floor, a bright reception room with large-pane windows and exposed floorboards forms the heart of the home, offering comfortable space to relax or entertain and featuring a useful storage cupboard beneath the stairs. The separate kitchen at the front has a practical layout with base units and open shelving, a large butler sink with window for light and ventilation, and classic black-and-white chequerboard flooring, equipped with oven, hob, dishwasher and washing machine, and offering scope for modernisation. Also on this level is a bathroom with shower over bath, ideal for both quick routines and long soaks. Upstairs are two double bedrooms: the principal a tranquil retreat with space for wardrobes, and the second suitable as a guest room, home office or child's bedroom. Both enjoy good natural light and privacy thanks to their elevated position.

## Features

- Two double bedrooms
- Grade II Listed flat
- Attractive purpose built
- Own private entrance
- Split over two floors
- Bright and airy
- Clapham High Street a nine-minute walk
- Battersea Power Station a twenty-minute stroll
- Excellent transport links in every direction
- Chain-free

Council tax band B

EPC rating D (64)

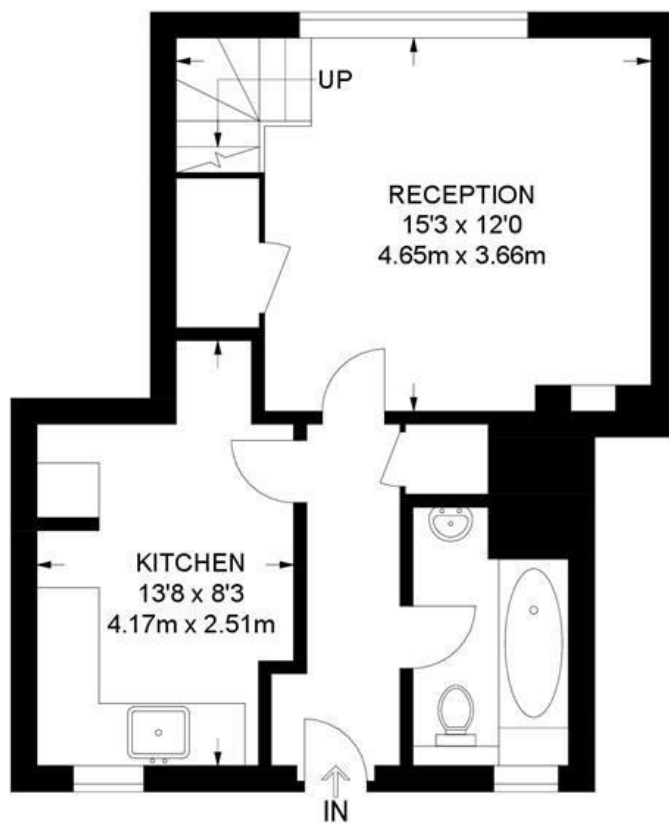




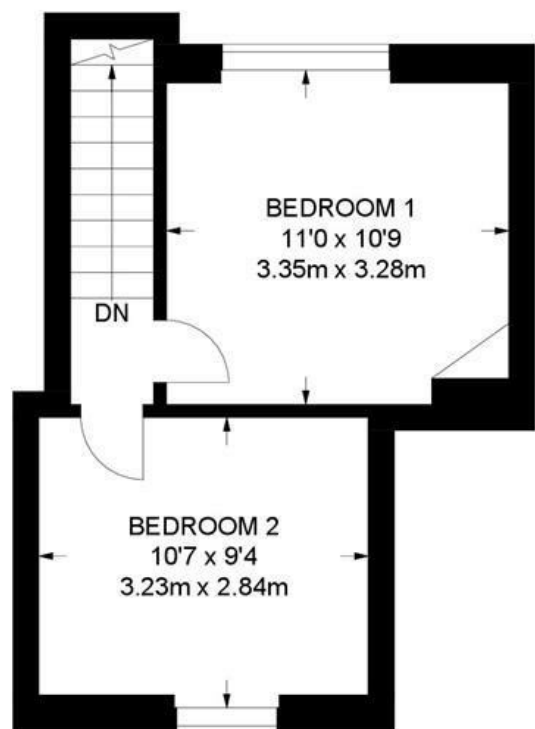
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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 635 SQ FT / 59 SQ M



**THIRD FLOOR**



**FOURTH 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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