

**Cavendish Road, Clapham, SW12**

**£465,000**

1 bedroom flat - conversion for sale

## Property Details

This larger than average one-bedroom flat, situated in a modern development just minutes from the hustle and bustle of Balham High Street. With nearly 700 square feet of internal living space, this beautifully presented apartment feels like a home, the moment you walk through the door. The property comprises a bright and spacious open plan reception room, complete with a sleek, contemporary kitchen, finished to a high standard of fittings and boasting integrated appliances. There is ample room for dining, relaxing and entertaining. The double bedroom is a generous size and the modern bathroom has been fitted to a deluxe style. This immaculate property will appeal to a wide range of potential purchasers, from first-time buyers to buy to let investors or anyone looking for a fantastically located pied-à-terre. The property benefits from a 10-year Building Life Plan warranty (BLP - seven years remaining approximately)

## Features

- One double bedroom
- Newly refurbished throughout
- Nearly 700 square feet of internal living space
- Ideally located a short walk to Balham and Clapham South stations
- Clapham Common is a five minute stroll
- Communal gardens
- Alarm System
- Chain-free

Council tax band      EPC rating (null)



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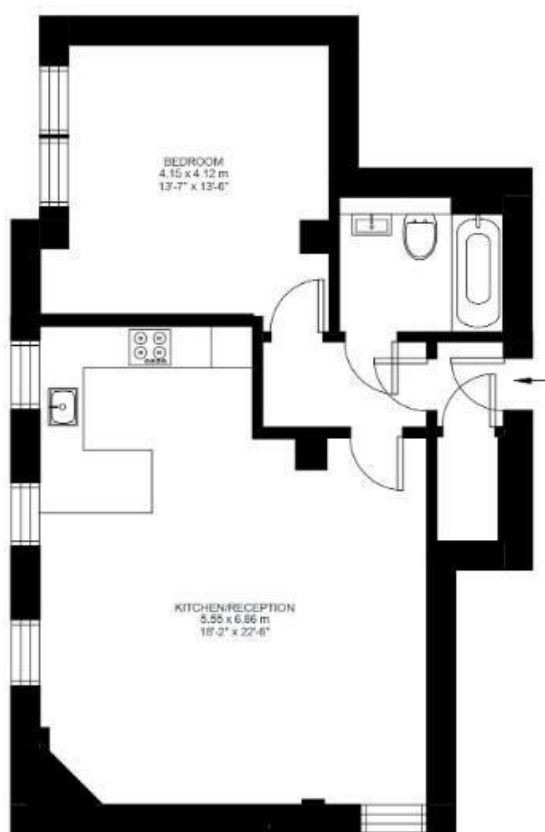
## 1 Bed Flat

Approx internal area:

**676 sqft 63 sqm**

While we do 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

## Cavendish Road



Ground Floor





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