

**Kings Avenue, Clapham, SW4**

2 bedroom flat - conversion for sale

**£685,000**

Share of Freehold

## Property Details

A charming two double bedroom, two bathroom flat with a private terrace and garden set within a handsome Victorian townhouse. Situated on the raised ground floor, this characterful home combines period features with contemporary living. The heart of the property is the bright and spacious living area, featuring high ceilings and large sash windows that fill the rooms with natural light. The separate kitchen is well-designed, offering ample storage and work surfaces, perfect for both cooking and entertaining. Both double bedrooms are generously proportioned, with the principal bedroom opening directly onto the private terrace and benefiting from an en-suite bathroom. The second bedroom is served by a modern main bathroom. The private terrace and garden provide a tranquil outdoor space, ideal for relaxing or al-fresco dining. The flat also includes private allocated parking, adding convenience and peace of mind. This appealing flat effortlessly blends character, comfort, and style, creating a versatile and inviting home.

## Features

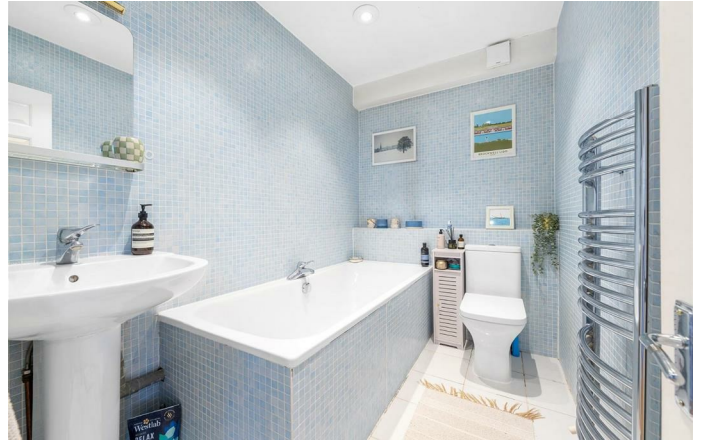
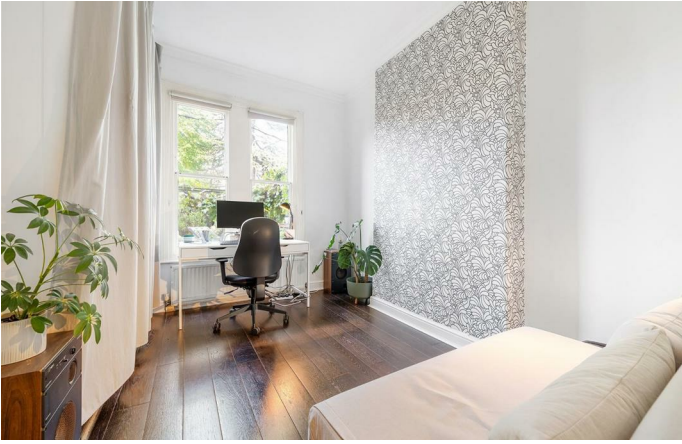
- Two double bedrooms
- Two bathrooms
- Private terrace and rear garden
- Victorian conversion
- Allocated parking
- Nestled between Clapham and Brixton
- Abbeville Village a ten-minute stroll
- Northern and Victoria Lines
- Share of freehold
- Chain- free

Council tax band D    EPC rating D (66)





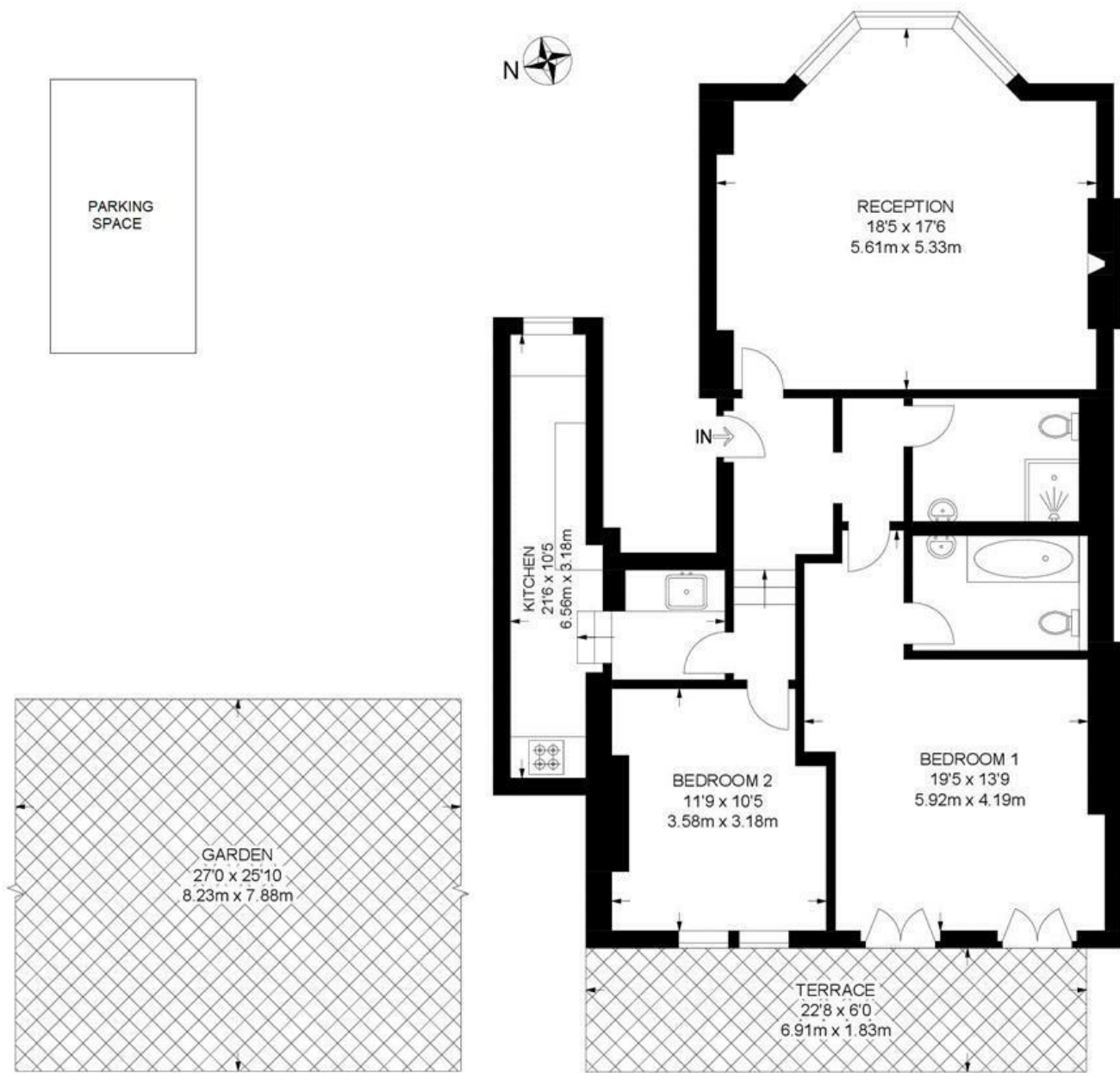




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 948 SQ FT / 88.1 SQ M



**RAISED GROUND 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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