



## Nelsons Row, Clapham, SW4

3 bedroom flat - purpose built for sale

**£475,000**

Leasehold

### Property Details

Bright and spacious, this three double bedroom flat is arranged over the second floor of a detached purpose built property on Nelsons Row, complete with shared garden, located on a quiet one-way street in the heart of Clapham. Set to the front of the property, the reception room is spacious and neutral with dual-aspect windows flooding the room with light. Adjacent the separate kitchen enjoys leafy views of the shared garden to the rear and offers worktop space to impress the most ambitious of cooks, with shaker-style cabinetry providing abundant storage. The principal bedroom is nestled peacefully to the rear, with a large window overlooking the gardens below. Also genuine doubles, a further two bedrooms are set across the hall, ideal for sharers yet with the potential to repurpose one of the rooms into a home office should the new purchaser require. The family bathroom is a bright space featuring storage, a heated towel rail and furnished with both a step-in shower and separate bath tub. The garden is a South-facing shared plot set to the rear of the property.

### Features

- Three double bedrooms
- South-facing shared garden
- Secure purpose built detached building
- Separate kitchen and reception room
- Bright and airy throughout
- Clapham Common a short five-minute stroll
- Clapham Old Town close by
- Northern Line at Clapham Common tube in five minutes
- Chain-free

Council tax band B    EPC rating C (72)





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### 3 Bedroom Flat

APPROXIMATE TOTAL INTERNAL AREA: **702 SQ FT / 65.2 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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