

## Alpha House, Santley Street, Clapham, SW4

2 bedroom flat - conversion for sale

£615,000

Share of Freehold

### Property Details

A fantastic two bedroom apartment set within a secure gated Victorian school conversion with extensive residents' gardens, an on-site gym and sauna. Peacefully tucked away, this sought-after development offers a unique blend of character and modern living. Spanning over 770 square feet across two floors, this bright and spacious home features a striking glass feature wall upon entry, double-height ceilings, and abundant natural light. The expansive open-plan reception is perfect for lounging, dining, and entertaining, with bespoke shutters enhancing warmth and privacy. A stylish wrap-around kitchen, finished in bold purple hues with sleek countertops and integrated appliances, balances elegance with functionality. Upstairs, the principal bedroom boasts fitted wardrobes and a crescent-shaped Juliet balcony, adding architectural charm. The second bedroom offers versatility, overlooking the reception below. A stylish, neutral-toned bathroom with contemporary fittings and a rain shower completes the home. Set within a pet-friendly, neighbourly community, this distinctive property is a rare find.

### Features

- Two bedrooms
- Victorian school conversion
- Grade II-listed
- Gym and sauna on-site
- Over 770 square feet
- Expansive residents' grounds
- A ten minute stroll to both Clapham and Brixton centres
- Northern and Victoria Lines
- Share of freehold
- Chain-free

Council tax band E    EPC rating D (61)

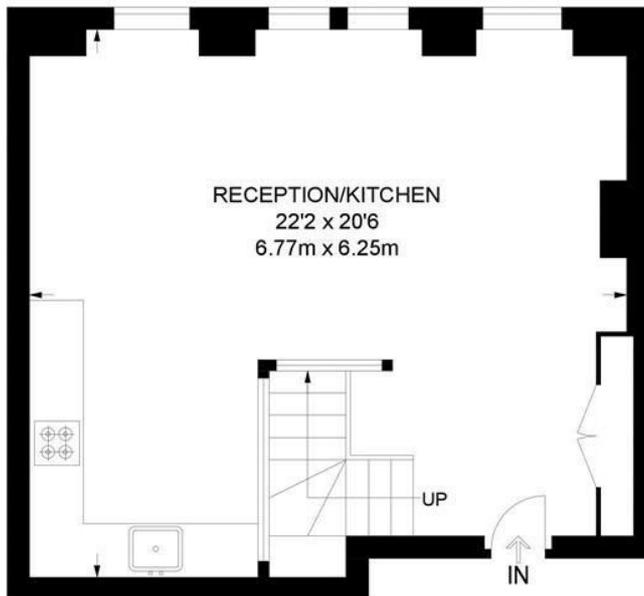




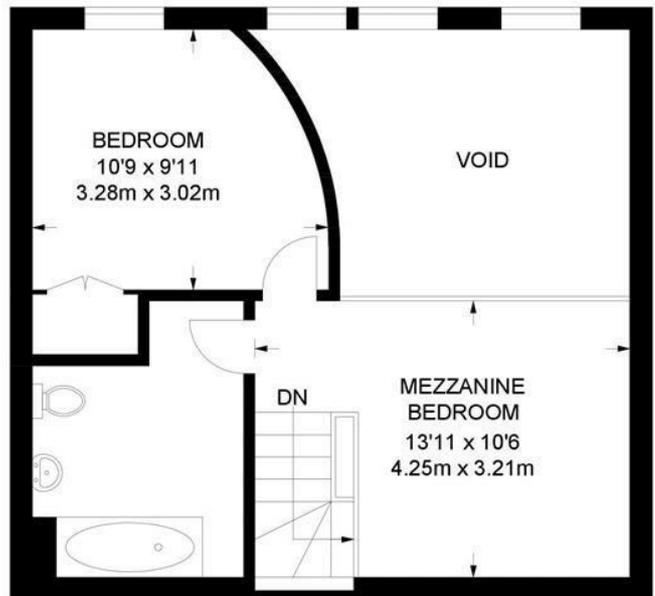
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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **775 SQ FT / 72 SQ M**



**GROUND FLOOR**



**FIRST 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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