

**Edithna Street, Clapham, SW9**

1 bedroom flat - conversion for sale

**£530,000**

Share of Freehold

## Property Details

A beautifully presented one double bedroom flat with a South-West facing garden, set on a sleepy, neighbourly road in a prime location. The spacious reception room is bathed in natural light from shuttered bay windows and framed by high, corniced ceilings. A fitted cupboard provides excellent storage, while a built-in desk forms a stylish home-working area, complemented by a charming window seat. The separate dine-in kitchen has been refurbished in recent years with new cabinetry, modern appliances and generous worktop space. Feature lighting, large windows and room for a dining table create a contemporary yet welcoming setting. As part of the works, the back door and gas boiler were repositioned by a recognised firm, with yearly servicing. To the rear, a private South-West facing decked garden offers a low-maintenance suntrap. The peaceful double bedroom includes fitted wardrobes, with further hallway storage and a modern bathroom completing the home. Damp proofing, drainage checks and a replaced downpipe provide reassurance, and there is space for bike storage in the front garden.

## Features

- One double bedroom
- Private South-West facing garden
- Victorian conversion
- Beautifully presented throughout
- Potential to extend STPP
- Clapham High Street and station a ten-minute stroll
- Amenities of Brixton and Stockwell a short walk away
- Northern and Victoria lines
- Share of freehold

Council tax band C      EPC rating C (69)



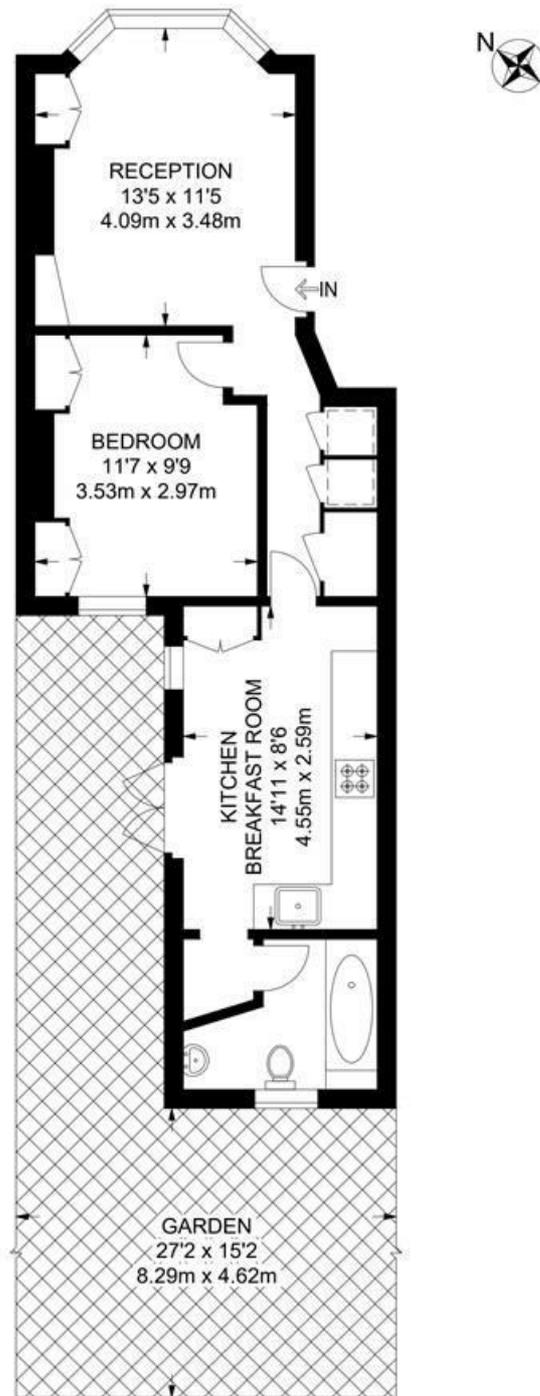


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**1 Bedroom Flat**

APPROXIMATE TOTAL INTERNAL AREA: 502 SQ FT / 46.6 SQ M



**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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