



## Kings Avenue, Clapham, SW4

2 bedroom flat - purpose built for sale

£425,000

Share of Freehold

### Property Details

A spacious two bedroom flat with a generous residents' garden, situated on the third floor of an impressive detached period mansion building. Set back from the street, the property enjoys a convenient location with a large supermarket, local amenities and a gym all close by. Offering over 700 square feet of well-balanced living space. The bright reception room is a wonderful focal point, benefiting from a double aspect with large windows, plenty of natural light and a charming fireplace creating a welcoming feel. The contemporary integrated kitchen provides excellent storage, generous work surfaces and a useful breakfast bar beneath a large window. Two well-proportioned bedrooms are positioned away from the main living areas, offering privacy and flexibility. A stylish modern bathroom completes the accommodation, featuring a full-size bath with overhead shower, neutral tiling and storage. This well-maintained building has been refurbished in recent years including updated windows and a lift. The large and leafy residents' garden is perfect for enjoying the warmer months.

Council tax band D      EPC rating D (65)

### Features

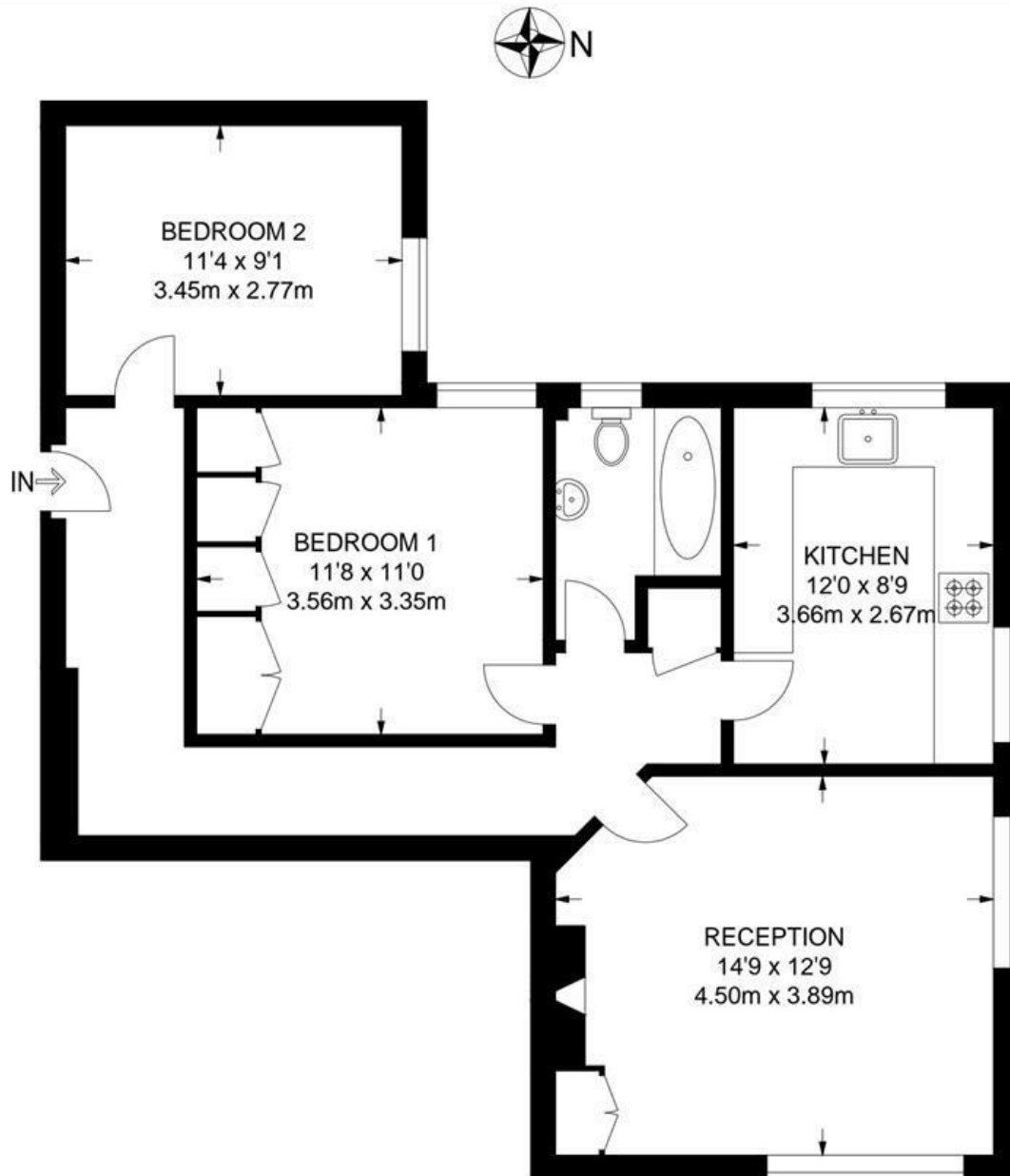
- Two bedrooms
- Period mansion building
- Large residents' garden
- Bright and airy
- Over 700 square feet
- Lift access
- Nestled between Clapham and Brixton
- Abbeville Village around a ten-minute stroll
- Northern & Victoria lines
- Share of freehold. Chain-free



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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **717 SQ FT / 66.6 SQ M**



**THIRD 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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