



## Kings Avenue, Clapham, SW4

1 bedroom flat - conversion for sale

**£325,000**

Share of Freehold

### Property Details

Set within a stunning Georgian property set back from the street on the sought-after Kings Avenue, this charming one bedroom conversion flat offers a bright and private retreat in the heart of Clapham. Arranged over the second floor, the home is neutrally presented and ready to move into, with a well-balanced layout that maximises space. The wrap-around reception room is flooded with natural light, providing a spacious and inviting area to relax or entertain, with ample room for additional furnishings. A separate, stylish kitchen features sleek grey base cabinets and bold red wall units, offering excellent storage and worktop space. The spacious double bedroom enjoys leafy views, offering a well-proportioned retreat with space to accommodate the traditional bedroom furnishings. The bathroom is finished in a neutral tile palette with a tasteful blue highlight, fitted with a bathtub and an overhead shower for convenience. Set in a desirable Clapham location, the property benefits from excellent transport links and an array of amenities, making it an ideal home for first-time buyers or investors alike.

### Features

- One double bedroom
- Georgian conversion
- Bright and airy
- Potential to add your own decorative stamp
- Nestled between Clapham and Brixton
- Upmarket establishments of Abbeville Village a ten-minute stroll
- Northern and Victoria Lines
- Share of freehold
- Chain-free

Council tax band D

EPC rating D (64)





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### 1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **386 SQ FT / 36 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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