

**Sandmere Road, Clapham, SW4**

1 bedroom flat - conversion for sale

**£535,000**

Leasehold

## Property Details

A striking one-bedroom Victorian garden flat, this stylish home offers generous proportions and a seamless blend of period charm with contemporary style. The elegant reception room is bathed in natural light through a charming bay window with plantation shutters, sitting beneath ornately corniced ceilings. A feature fireplace is framed by bespoke shelving, creating a sophisticated yet inviting space. The separate kitchen-diner is a practical and stylish hub, fitted with warm wooden cabinetry, sleek wrap-around countertops, and modern appliances. Floating shelves add a homely touch, while a separate utility room leads out to the private garden. Designed for ease of maintenance, the garden boasts a wrap-around patio and a raised sun deck for al-fresco dining, offering a tranquil retreat. The sizeable double bedroom is a serene escape, with French doors opening onto the garden, allowing for fresh air and natural light. Neutral décor and generous proportions create a calm and airy atmosphere, with ample space for storage or a work-from-home setup. The vendors are in the process of extending the lease.

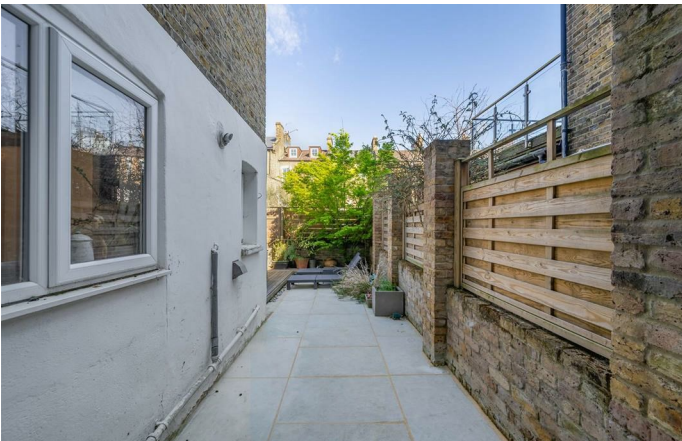
## Features

- One double bedroom
- Private low-maintenance garden
- Victorian conversion
- Over 700 square feet of beautifully presented space
- Potential to extend STNP
- Desirable neighbourly street
- Amenities in every direction
- Clapham High Street just a six-minute walk
- Central Brixton a ten-minute stroll
- Northern and Victoria tube lines

Council tax band C

EPC rating D (65)









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APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: 724 SQ FT / 67.3 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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