



## Lysias Road, Clapham, SW12

2 bedroom flat for sale

£625,000

### Property Details

A spacious split level two bed flat with a substantial reception room, full of natural light thanks to a lovely bay window. A contemporary separate kitchen diner sits adjacent, providing plenty of space for a large dining table. To the rear of the property is the first double bedroom, adjacent to the family bathroom. Upstairs is the well-executed loft conversion, providing another spacious double bedroom with modern ensuite bathroom. Lysias Road is an attractive street, a five minute walk from Clapham South tube station (Northern Line) and only a few minutes' walk away from Clapham Common.

### Features

- Split-level
- Central location
- Bright and airy
- Close to clapham common

Council tax band D

EPC rating C (70)



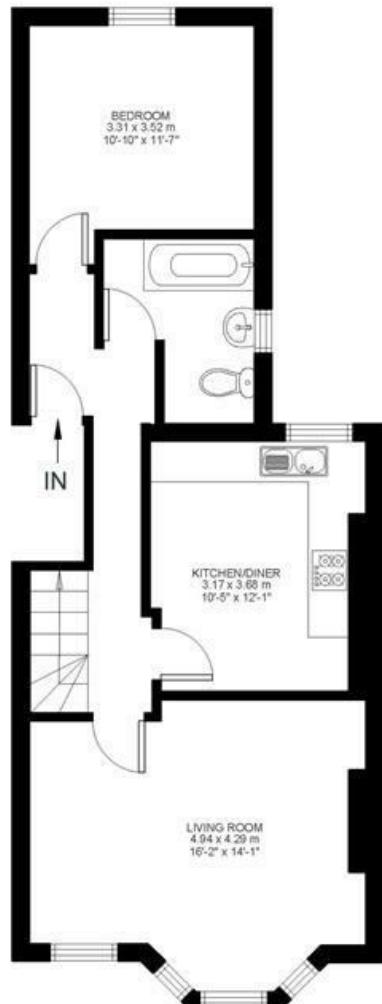


2 Bed flat

Approx internal area:

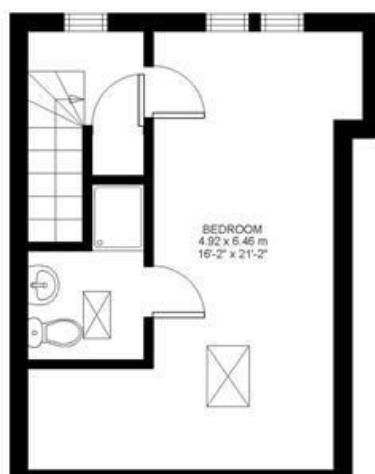
931 sqft 87 sqm

While we do 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



Second Floor

Lysias Road



Third Floor



Lysias Road, Clapham, SW12

