



Kendoza Road, Clapham, SW4

2 bedroom flat - conversion for sale

£545,000

Share of Freehold

Property Details

A particularly appealing opportunity to stamp your own mark on this neutral property, boasting high ceilings and characterful sash windows as well as great room dimensions and previous planning permission granted to extend into the loft space. Subject to the necessary permissions, it could also be possible to open the kitchen up and create a fully open-plan reception room. As it stands, the flat is in great condition and is ready to move into, where the purchaser can stamp their own mark over time. The kitchen is fully equipped and offers significant storage options and surface space, the semi-open plan reception is ideal for dining, entertaining guests or unwinding peacefully. Both bedrooms are well-proportioned, comfortable doubles with built-in storage and tranquil positions at the rear of the building. A bright and airy atmosphere runs throughout the property, adding a particularly appealing feel and the family bathroom completing the flat is perfectly positioned between the two bedrooms. The flat is double-glazed throughout and shares the freehold with the other two owner-occupied flats in the building.

Council tax band D

EPC rating D (62)

Features

- Two double bedrooms
- Top floor Victorian conversion
- Over 620 square feet of internal space
- Potential to extend (STPP)
- Demised loft
- Share of freehold
- Quiet residential road
- 2 minute stroll to Clapham High Street
- Northern & Victoria lines
- Chain-free



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2 Bedroom Flat

Approximate internal area: **624 sqft 58 sqm**



Entrance To Second Floor

Second Floor



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.

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