

**Stane Grove, Clapham, SW9**

2 bedroom flat - purpose built for sale

**£650,000**

Leasehold

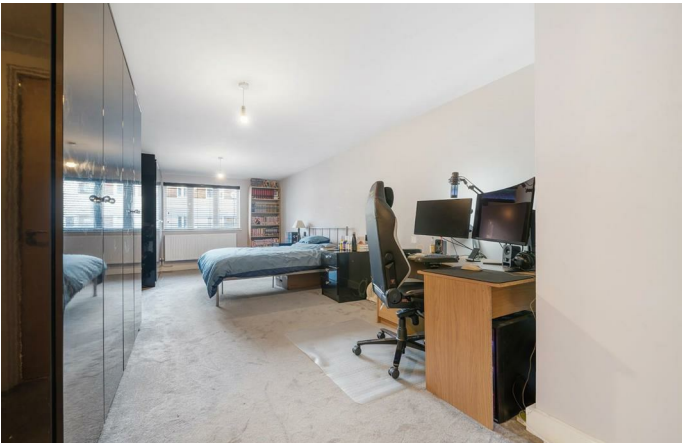
## Property Details

An expansive apartment with two huge bedrooms, two bathrooms, two Juliet balconies plus parking. Quietly tucked away in the heart of Clapham. The home boasts a whopping 1,203 square feet, an exciting blank canvas with the potential to dress to your tastes. The heart of the home is the open-plan reception with two Juliette balconies promoting an incredibly airy atmosphere. A large lounge is followed by a spacious diner, flowing around into the kitchen. Wrapping around to maximise storage whilst preserving the sociable vibe, the kitchen has space to add an island if desired. Both bedrooms are vast doubles, set to opposing sides of the home for privacy. Both bedrooms have copious fitted wardrobes, plush carpets and even space for a lounge or study area if desired. The principal also has an en-suite and additional walk-in wardrobe. The main bathroom has a bathtub plus overhead shower, with a hallway storage cupboard adjacent. There is the rarity of an allocated underground parking space and bike store. This friendly development has a communal courtyard with benches and grassy verges, plus a caretaker and lifts to all floors.

Council tax band E    EPC rating B (81)

## Features

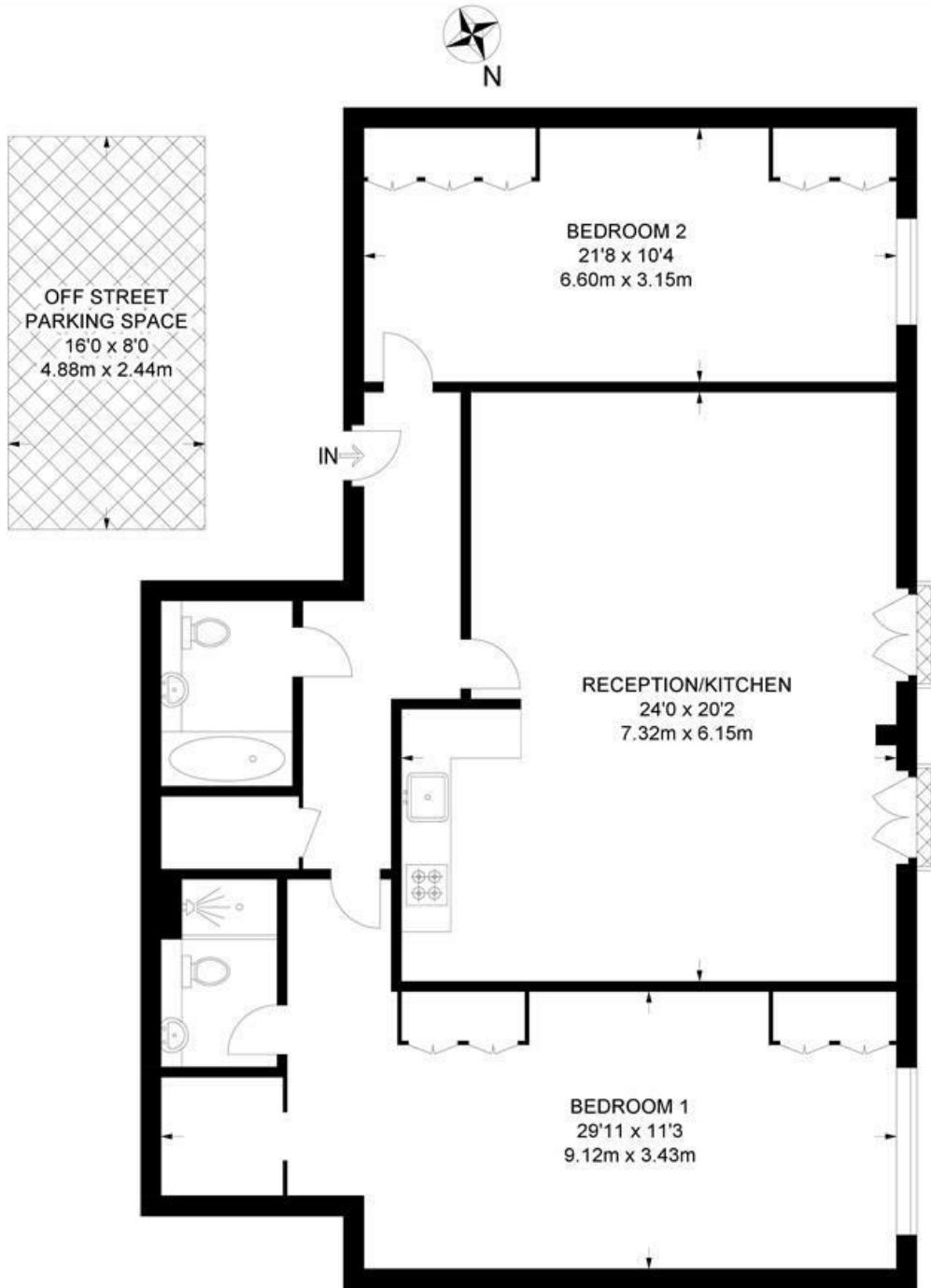
- Two huge bedrooms
- Two bathrooms
- Two Juliet balconies
- Allocated underground parking
- Over 1,200 square feet
- Secure gated modern development with lift
- Bike garage
- Clapham High Street a three-minute walk
- Northern and Victoria lines a five and seven minute stroll
- Chain-free



Stane Grove, Clapham, SW9

**Stane Grove, SW4**  
**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 1203 SQ FT / 111.8 SQ M



FIRST 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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