



**Rodenhurst Road, Clapham, SW4**

2 bedroom flat - purpose built for sale

**£525,000**

Leasehold

## Property Details

A bright and well-presented two double bedroom, two bathroom apartment for sale on the first floor of this secure, modern development, located a stone's throw from the ever-popular Abbeville Village. There are two well-proportioned double bedrooms, both of which are generous in size and have ample fitted wardrobes, whilst the master bedroom benefits from a modern ensuite bathroom. With two genuine double bedrooms and two contemporary bathrooms, the apartment is a fantastic option for anyone hoping to rent out a spare bedroom or share with friends. The open plan reception room is a bright and airy living area with plenty of space in which to relax and dine. The sleek, fully integrated kitchen is complete with a sociable breakfast bar and there is plenty of space for a large dining table – perfect for those who enjoy entertaining guests on a regular basis. From the reception area, double doors open up onto the lovely private terrace which is the ideal spot in which to relax or dine come rain or shine. With a lift and a gated allocated parking space this superb apartment really does tick all the boxes.

## Features

- Two double bedrooms
- Two bathrooms
- Private terrace
- Allocated off street parking space
- Secure modern development
- Over 750 square feet of internal living space
- A short walk to Abbeville Village and Clapham Common
- Brixton within a fifteen-minute walk
- Access to the Northern and Victoria tube lines

Council tax band D    EPC rating B (83)

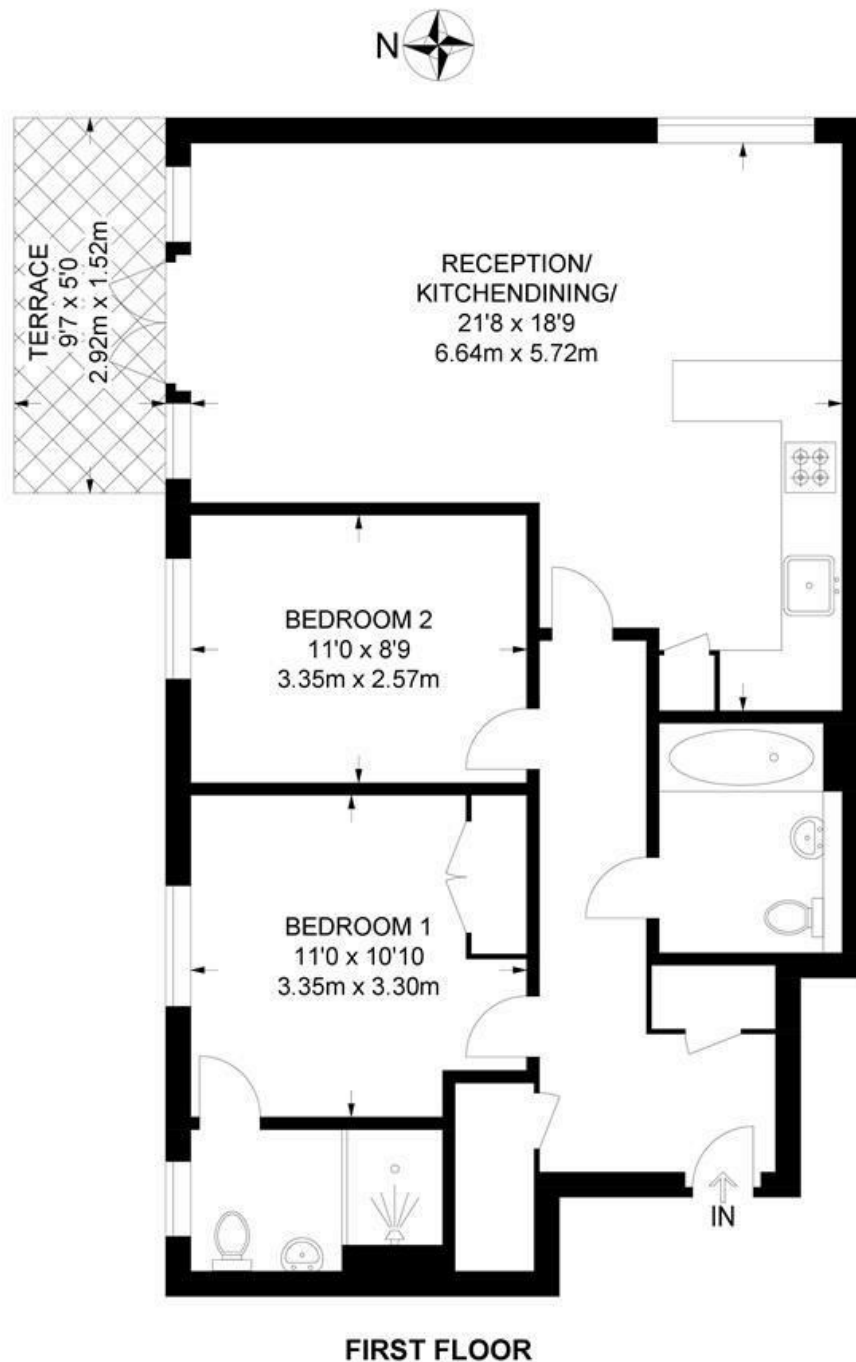




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APPROXIMATE GROSS INTERNAL AREA: **765 SQ FT / 71 SQ M**



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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