

Arlesford Road, Clapham, SW9

1 bedroom flat - conversion for sale

£525,000

Share of Freehold

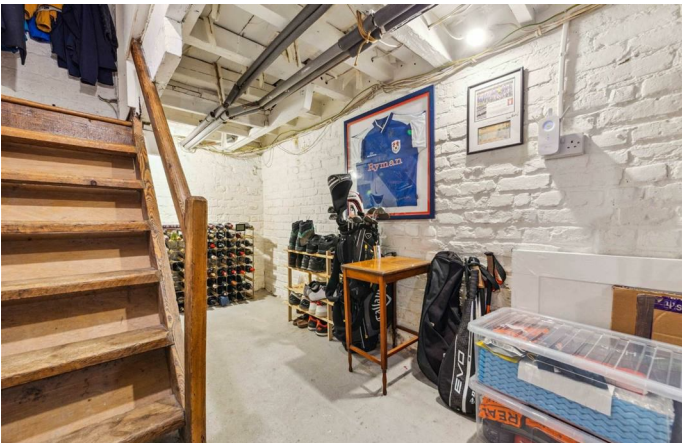
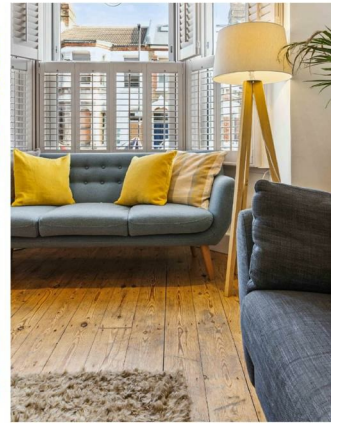
Property Details

A charming one-bedroom apartment with a South-West facing garden, set within an attractive Victorian property on the desirable Arlesford Road, with friendly neighbours. Brimming with character, this appealing home also boasts a handy utility cellar, all within easy reach of Clapham's vibrant amenities and excellent transport links. The reception room forms the heart of the home, grand and full of period charm, with high, corniced ceilings, a feature fireplace, wooden floors, and a large bay window dressed with plantation shutters. Tucked to the rear, the separate dine-in kitchen is a delightful space to cook and entertain, featuring shaker-style cabinetry given a contemporary edge with contrasting metal drawers. Wooden worktops provide a stylish yet practical finish, while there is ample room to accommodate a dining table. A plumbed utility cellar offers extensive storage, discreetly housing laundry appliances. The South-West facing garden is a true suntrap, with a paved section for BBQs and a lush wrap-around faux lawn. Peacefully positioned, the double bedroom features a fireplace and fitted storage, while the modern bathroom boasts a bathtub with overhead shower, finished in contemporary slate tones.

Council tax band C EPC rating D (67)

Features

- One double bedroom
- South-West facing private garden
- Victorian conversion
- Utility cellar
- Blend of period charm and contemporary design
- Clapham High Street and its array of amenities a five-minute walk
- Brixton an eleven-minute stroll
- Tube station in five-minutes
- Cafe and newsagents at the top of the road
- Share of freehold

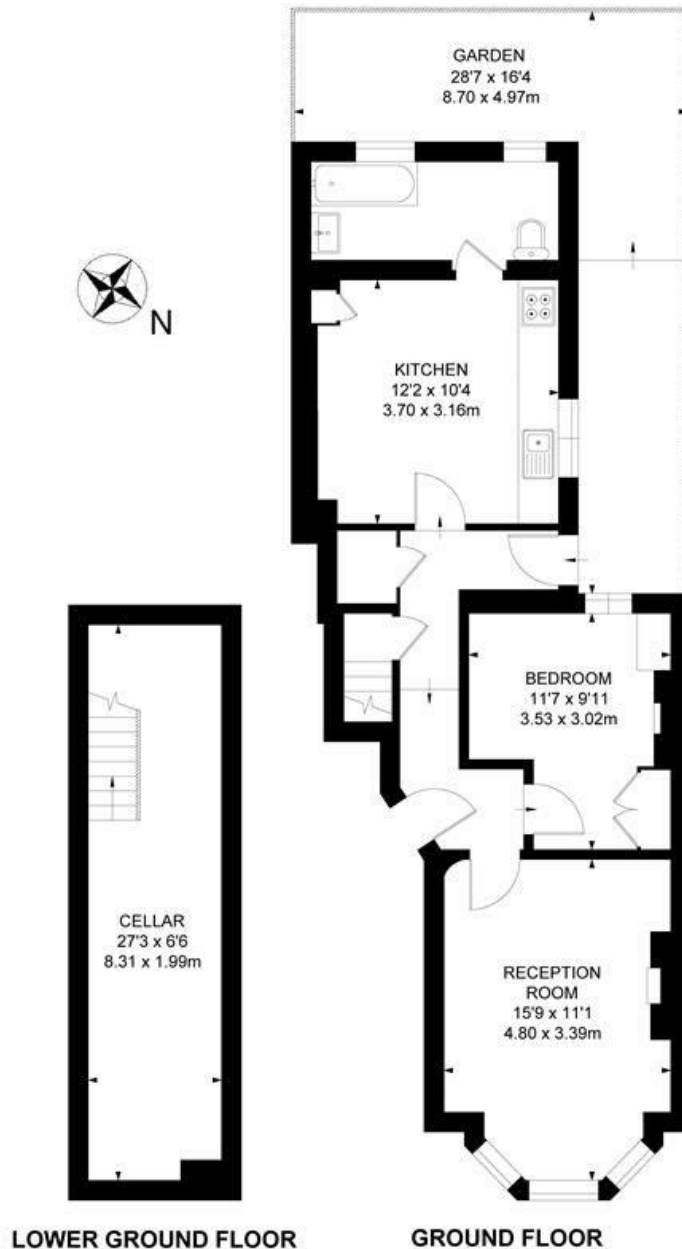


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1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **751 SQ FT / 69.8 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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