



GLENELG ROAD, LONDON, SW2

Carter Jonas

# GLENELG ROAD, LONDON, SW2

A recently refurbished one-bedroom ground-floor garden apartment benefiting from a new kitchen and bathroom. Glenelg Road is located between Clapham North and Brixton whilst being moments away from Abbeville Village. The property is offered to the market with a Share of Freehold.

The property offers a bright reception room to the front with a bay window, a large, newly fitted eat-in kitchen, new bathroom and private decked rear garden. The property also has a convenient cellar for additional storage.

Glenelg Road is a residential street, equidistant from both Brixton and Clapham. Clapham North (Northern Line) is 0.6 miles. The property is within easy reach of Clapham High Street, Brixton, and the cafes and shops of Abbeville Village.

## AMENITIES

- Garden flat
- Ground floor
- Reception room
- Newly fitted Kitchen-dining room
- Newly fitted Bathroom
- Clapham North Underground (Northern Line) 0.6 miles (14 mins walk)
- Brixton Underground (Victoria Line)
- Share of Freehold
- Chain Free
- Recently refurbished (new kitchen and bathroom)

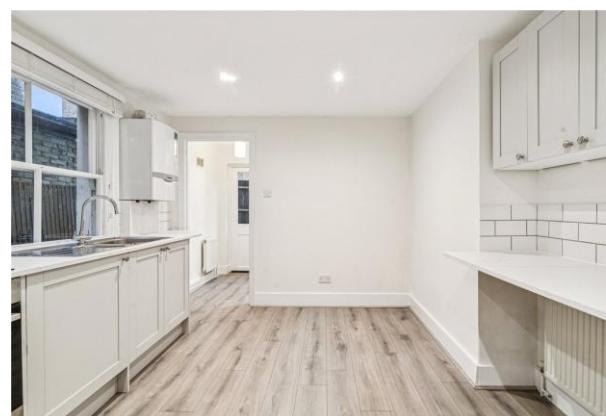
\*NB the flat backs onto a light industrial estate with laundry immediately behind the garden.

**TENURE** Share of Freehold

**LOCAL AUTHORITY** Lambeth Council

**EPC BAND** C

**A RECENTLY REFURBISHED, ONE BEDROOM GROUND FLOOR GARDEN APARTMENT CLOSE TO BRIXTON AND CLAPHAM NORTH. THE PROPERTY IS PART OF A VICTORIAN TERRACED HOUSE, WITH SHARE OF FREEHOLD.**





Glenelg Road/  
Brixton  
Approximate Gross Internal Area  
610 sq ft / 56.66 sq m



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (A-B)	A		77
(B1-91)	B		
(B1-80)	C		
(B1-68)	D		
(D1-54)	E		
(D1-38)	F		
(F1-30)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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Classification L2 - Business Data