



CLAPHAM COMMON NORTH SIDE, SW4

Carter Jonas

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An impressive, bright two-bedroom apartment, located on the fourth floor of an imposing Grade II listed mansion block, offering far-reaching views over the green expanses of Clapham Common.

This spacious apartment is just over 900 sq ft and offers a bright, semi-open-plan kitchen and reception room with high ceilings and elegant sash windows, flooding the room with natural light. The flat offers two double bedrooms, with the second bedroom having been reconfigured and is currently laid out as a dressing room and walk-in wardrobe. The bedrooms are serviced by a well-appointed bathroom and an en-suite shower room. To the rear of the building is a walled, landscaped, residence garden, offering seating for picnicking or alfresco entertaining.

Located on Clapham Common North Side, overlooking the Common, the property is within easy reach of the shops, cafes, restaurants, and amenities of Clapham Old Town and Clapham High Street. Clapham Common Underground Station (Northern Line) is within 0.5 miles.

Lease Length: 240 years remaining

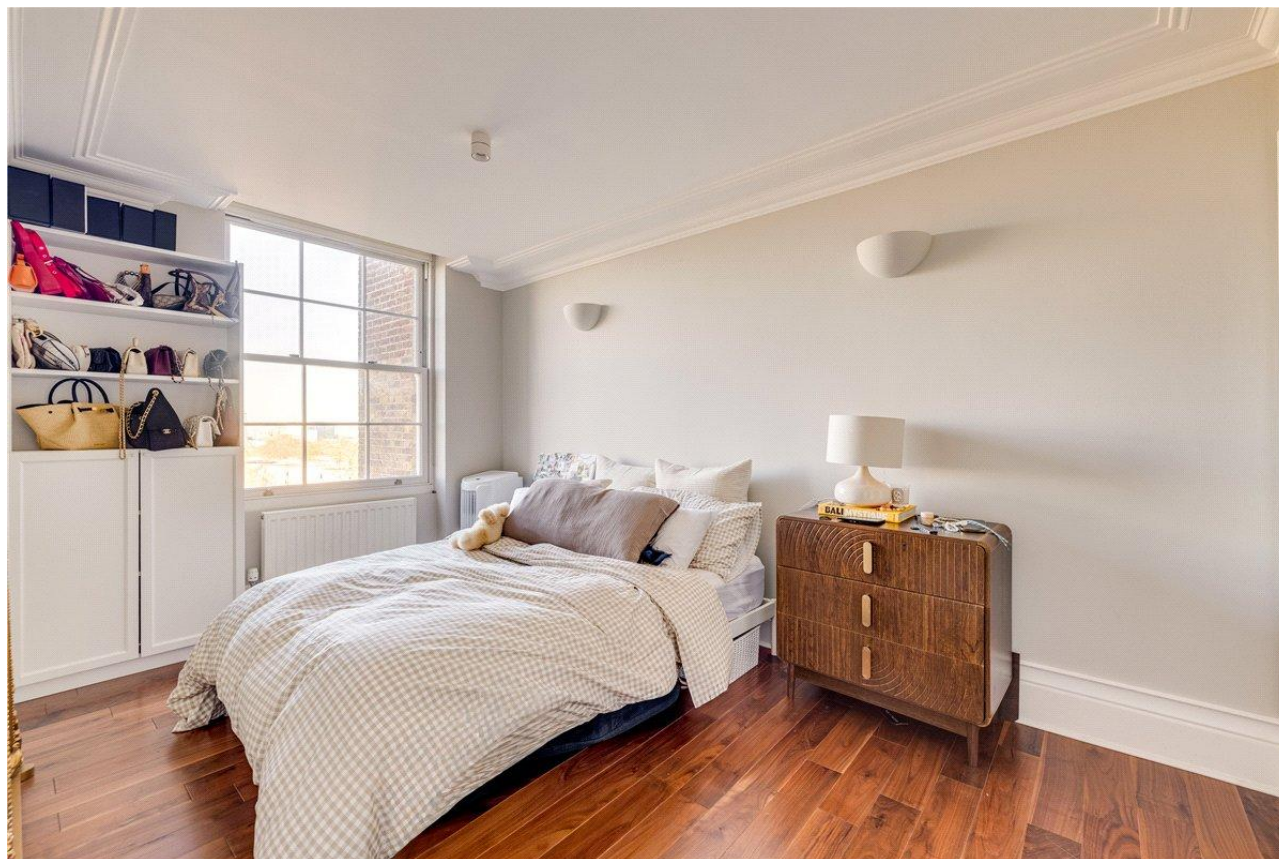
Ground Rent: £451 per annum

Service Charges: The service charges are currently around £8,000 per annum, as there has been an extensive external re-decoration to the front facade of the building, which has recently been completed. There are plans to redecorate the rear facade of the building over the next year. Once these works are completed, the service charges are more typically around £4,000 per annum.

TENURE Leasehold

LOCAL AUTHORITY London Borough of Lambeth

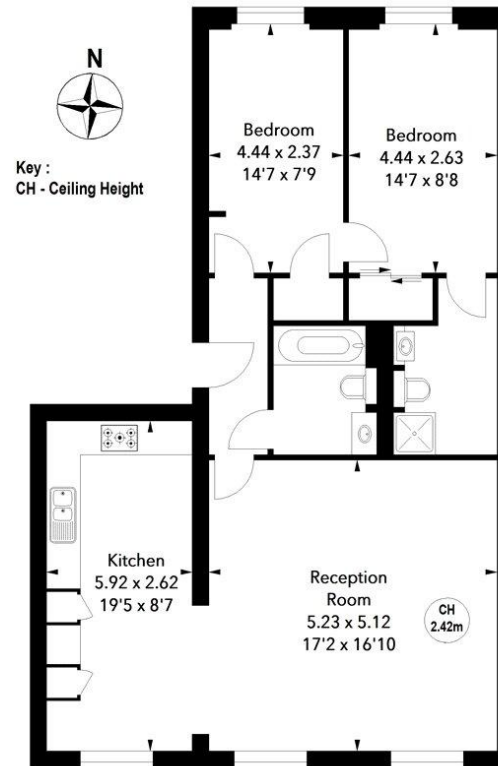
EPC BAND D





Thornton Place, SW4

Approximate Area = 83.80 sq m / 902 sq ft



Fourth Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	98 D	78 C
39-54	E		
21-38	F		
1-20	G		

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