

70c Hemberton Road, Clapham, London, SW9 9LJ

£425,000

Council Tax Band: B

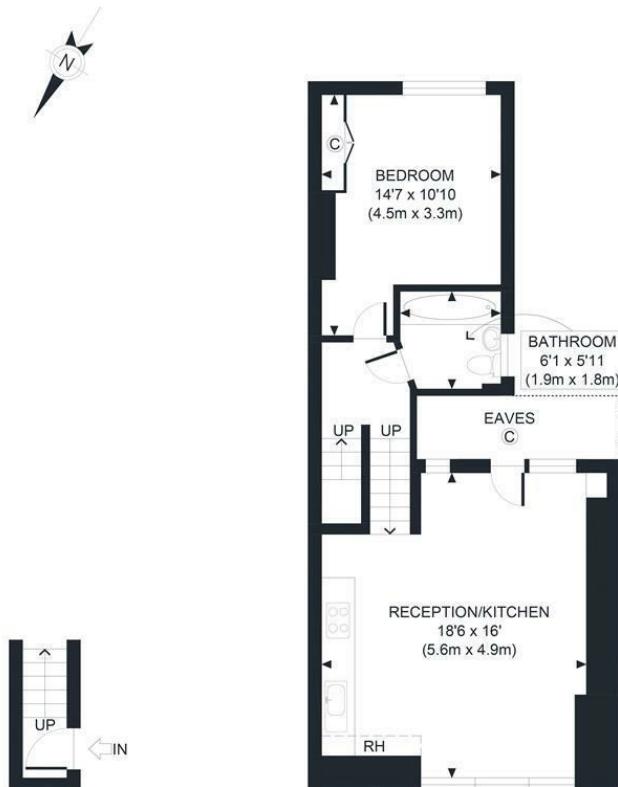
ORLANDO REID  
MANCHESTER



A fantastic split level one bedroom flat, located on the top floor of this charming Victorian property on a popular tranquil residential street minutes from Clapham High Street, Stockwell and Clapham North underground stations. This delightful flat offers plenty of natural light, is very spacious and has a very long lease.

The building retains much of its period charm. Once you enter the flat you get a feeling of space and light, with stairs leading up from the front door to the first floor where there is a large hallway. From here you have a very well-proportioned bedroom with double glazed sash windows, a built in wardrobe and space for further furniture. There is a contemporary bathroom off the landing which is fully tiled.

St Johns Court 19b Quay Street, Manchester, M3 3HN  
01616760099  
manchester@orlandoreid.co.uk  
<https://www.orlandoreid.co.uk/manchester/>



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 21 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 568 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 589 SQ FT / 55 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 569 SQ FT / 53 SQM

Ref:

Copyright [photoplans.co.uk](http://photoplans.co.uk)

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		