

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.



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 **photoplan**

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

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

