

Flat 49, Holland Rise House Clapham Road, London, SW9 0HT

Price guide £335,000

EPC Rating: D Council Tax Band: A

# Avrasons

Est. 1965



Flat 49, Holland Rise House Clapham Road, London, SW9 0HT

Price guide £335,000

Council Tax Band: A

Chain Free | 844 Sq Ft (78.3 Sq M) | Duplex / Split-Level | Balcony | Far-Reaching London Views | Excellent Transport Links

Avrasons are delighted to present to the market this spacious two double bedroom duplex apartment arranged over the 13th and 14th floors of Holland Rise House, Clapham Road, SW9.

Extending to approximately 844 sq ft, this well-proportioned split-level flat offers exceptional natural light, panoramic skyline views and excellent central London connectivity — making it ideal for owner-occupiers, first-time buyers and investors alike.

You enter the property on the 13th floor into a generous hallway with storage and staircase access to the upper level.

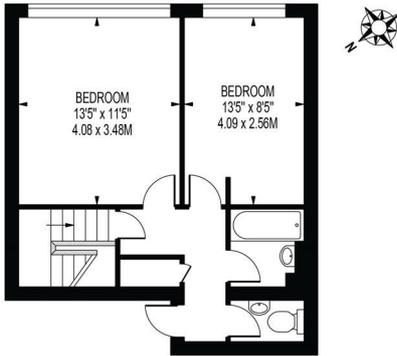




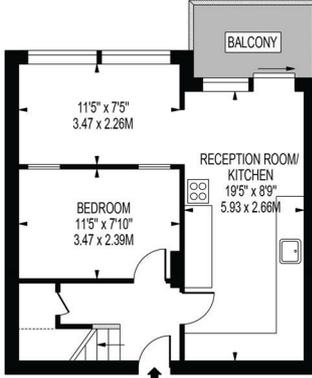
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 SW9 6BU  
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 sales@avrasons.co.uk

## HOLLAND RISE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 844 SQ FT - 78.38 SQ M



FOURTEENTH FLOOR



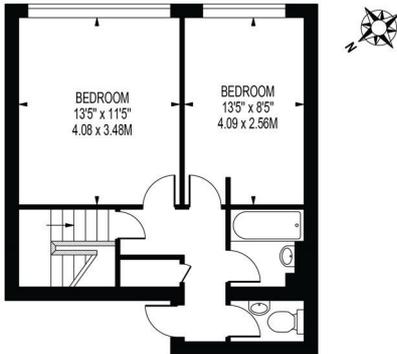
THIRTEENTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

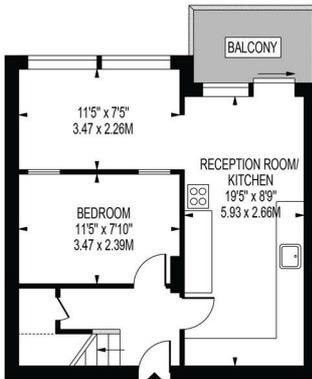
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	60
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	