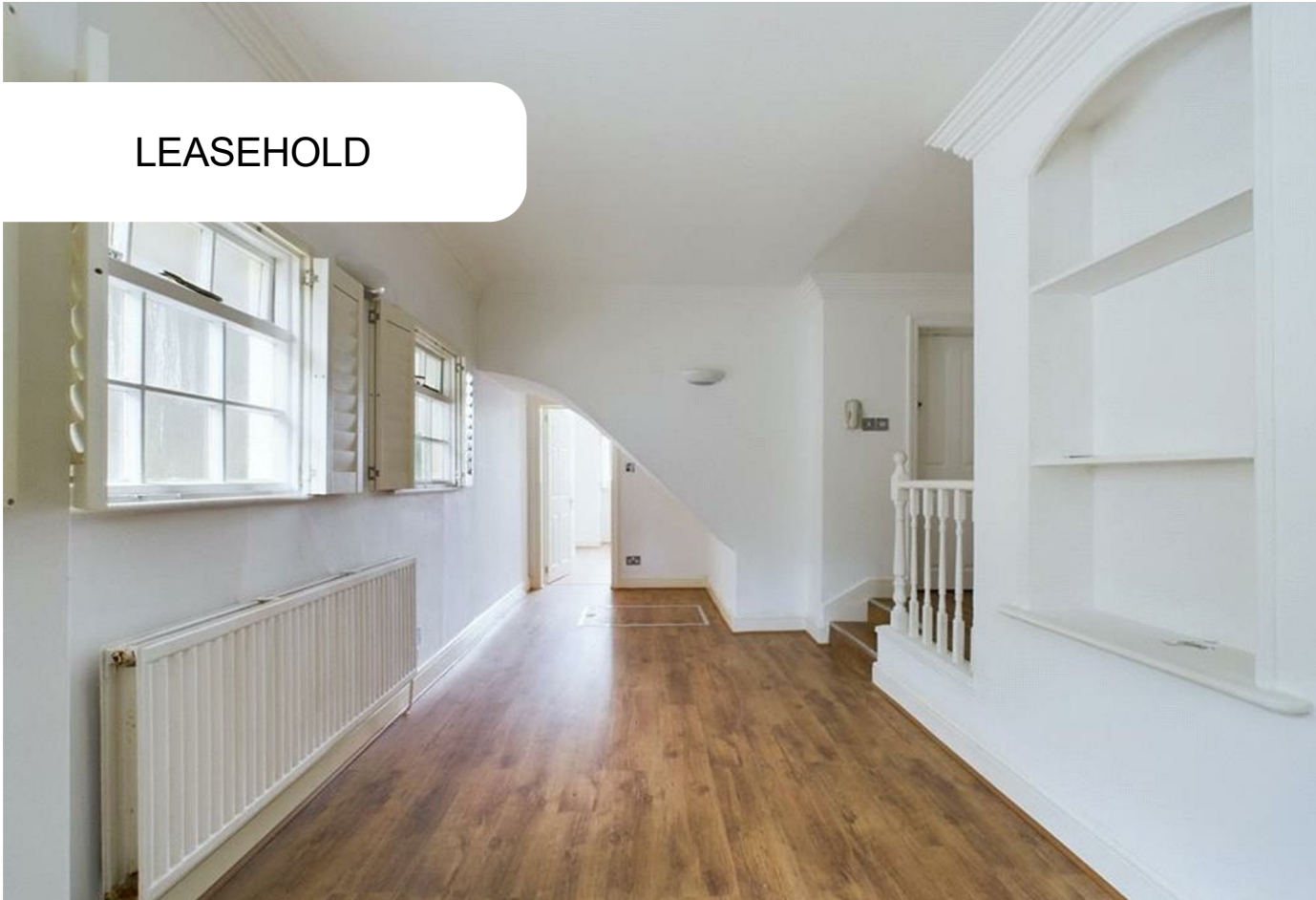


LEASEHOLD



Flat

# 32A COMBERMERE ROAD, LONDON, SW9 9QU

Offers In The Region Of

## £325,000

FEATURES



# 1 Bedroom Flat located in London

Call us on

**0203 648 6357**

[info@ccgraystates.com](mailto:info@ccgraystates.com)

<https://ccgraystates.com/>

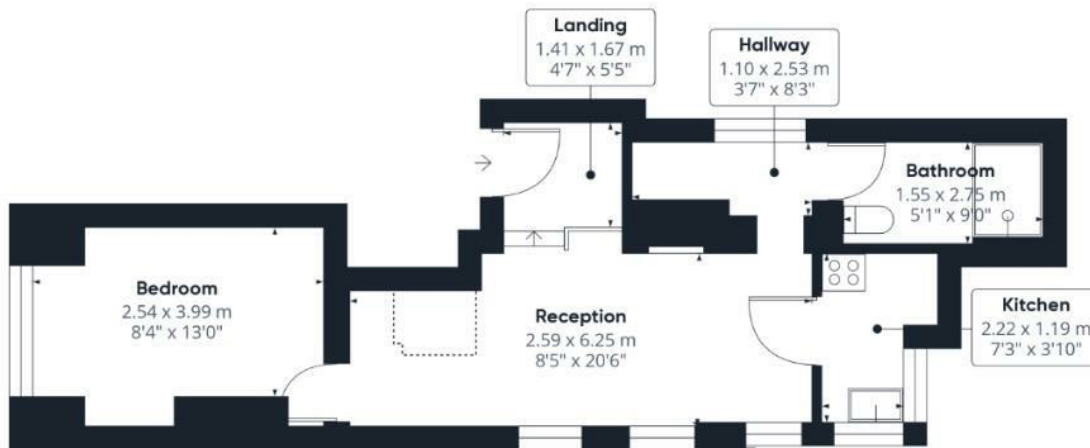
**Council Tax Band**

Welcome to this charming one-bedroom flat located on Combermere Road in London, a prime area just a stone's throw from Clapham North Underground Station. This delightful period conversion flat, measuring approximately 401 square feet, is situated on the ground floor and offers a harmonious blend of modern comforts and classic elegance.

As you step inside, you will be welcomed by a bright and inviting living space, filled with natural light that creates a warm atmosphere. The flat features a well-appointed three-piece shower suite, providing convenience and style. Adjacent to the lounge, you will find a separate kitchen, perfect for those who enjoy cooking and entertaining.

This property comes with the added benefit of a long lease, ensuring peace of mind for years to come. It is offered to the market chain-free, making it an appealing option for first-time buyers or savvy investors looking to expand their portfolio.

The vibrant neighbourhood surrounding the flat is brimming with local amenities, including a variety of cafes, restaurants, and shops, all within easy reach. With excellent transport links, including the nearby Clapham North, Stockwell, and Brixton stations, commuting into central London is both quick and convenient.



Approximate total area<sup>(1)</sup>  
 37.27 m<sup>2</sup>  
 401.17 ft<sup>2</sup>

Reduced headroom  
 1.01 m<sup>2</sup>  
 10.86 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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>	<b>59</b>	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

