



Provisional

**HAMPTONS**  
INTERNATIONAL

# Clapham Common North Side, London, SW4

£899,950 Leasehold (Share of Freehold)

3 Bedrooms, Reception Room, Kitchen, Study Area, 2 Bathrooms, Patio, Communal Garden, Parking, Lease 999 Years From 2007.



## Description

This fabulous garden apartment occupies the whole of the lower ground floor of an imposing French Renaissance style Grade II Listed Building, overlooking Clapham Common. The apartment benefits from its own front door and has private patios off two main bedrooms leading to the well-tended communal gardens at the rear. The interior is beautifully presented and arranged to provide a delightful, calm oasis. The extensive space is at present divided to include a separate dining room and office, which could serve equally well as bedrooms, whichever is preferred. The spacious main reception room extends to nearly 30ft, with plenty of natural light from an impressive bay window area. The flat has two luxury bathrooms, one fitted with jacuzzi. The building is set back from the road by a walled landscaped area with an in and out drive which provides private off street parking. The lease runs for 999 years from 25th December 2007.

## Local Authority

London Borough Of Lambeth

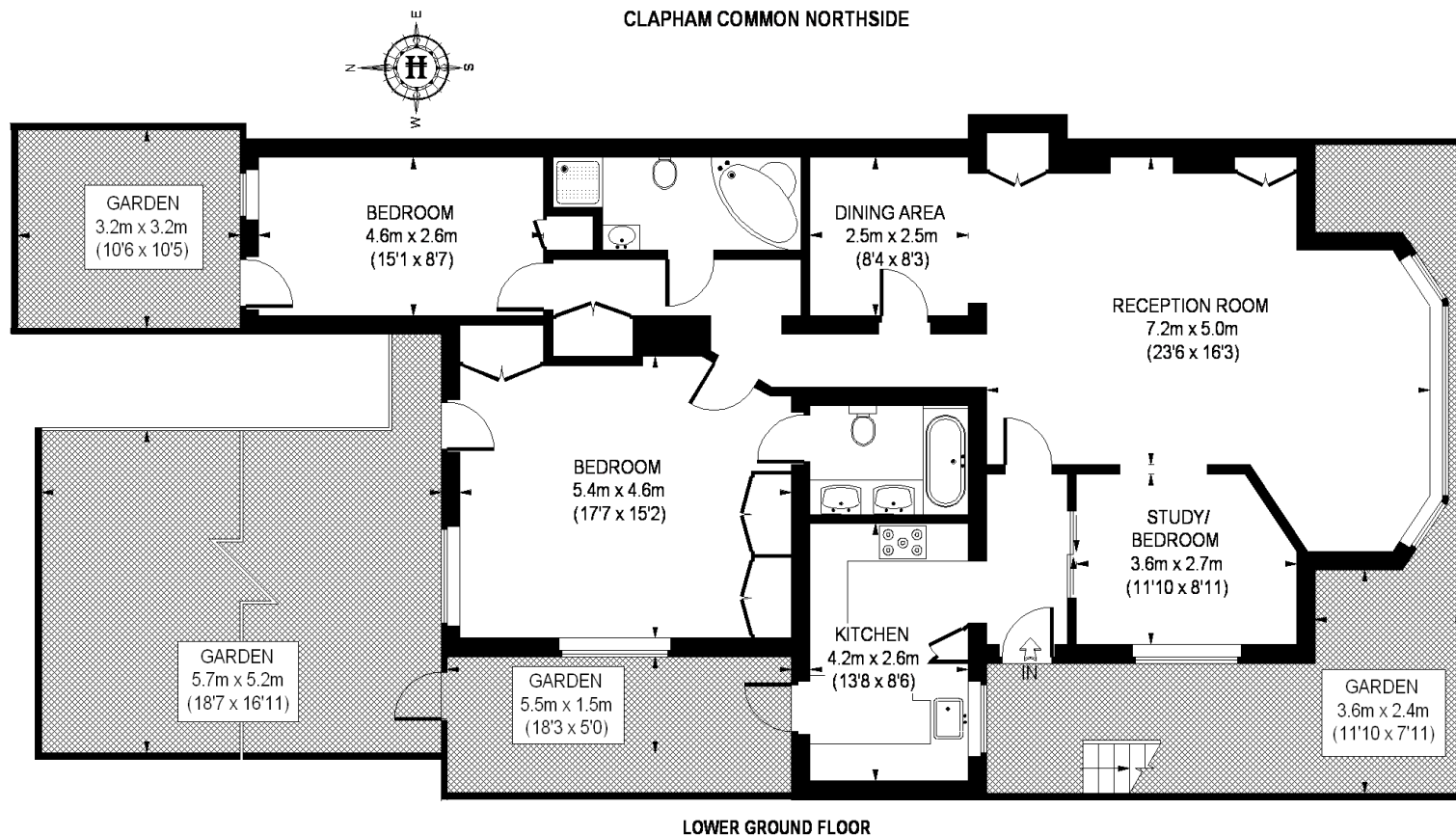
## Tenure

Leasehold (Share of Freehold).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



APPROXIMATE GROSS INTERNAL AREA = 1399 SQ. FT. (130 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**For clarification**, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



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Viewing strictly by appointment only.

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