



Lavender Gardens
Clapham Common SW11

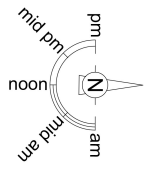
FOR SALE

This spacious, bright and airy, top-floor, two double bedroom apartment with large, light reception room and well-equipped kitchen/breakfast room occupies the top floors of an impressive, double-fronted, Victorian building. Located on a prestigious street just yards from Clapham Common, a quarter mile from Clapham Junction station and with a huge variety of specialist shops, bars and restaurants on its doorstep.

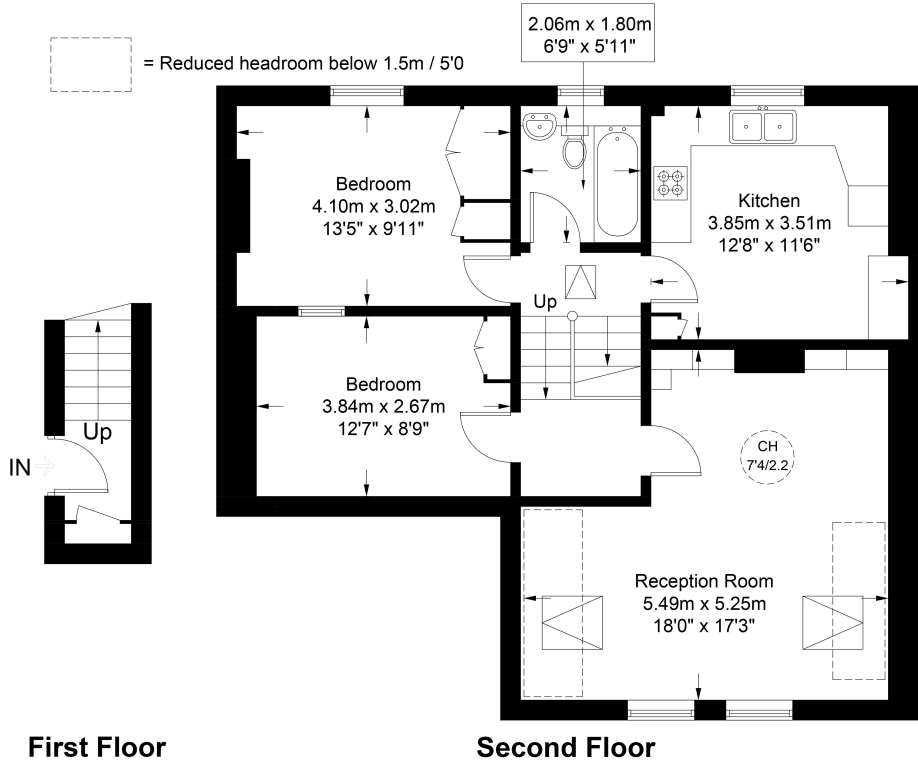
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Approximate Gross Internal Area = 828 sq ft / 76.9 sq m

Restricted Height = 49 sq ft / 4.6 sq m



[Dashed box] = Reduced headroom below 1.5m / 5'0"



First Floor

Second Floor

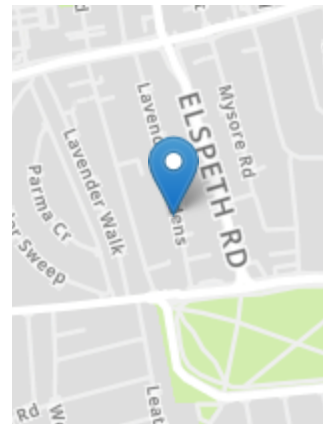


This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



PROPERTY FEATURES

- Entrance Hall
- Top Floor Flat
- Bathroom / WC
- Victorian Building
- Share of Freehold
- Wooden Flooring
- Reception Room
- 2 Double Bedrooms
- Kitchen / Breakfast Room
- 828 SQ.FT. / 76.9 SQ.M.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D	57	59
	E		
	F		
Not energy efficient - higher running costs	G		

England, Scotland & Wales

VIEWING BY APPOINTMENT ONLY

The particulars do not constitute part of an offer or contract: the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact: nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order: measurements given are approximate: prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey