



**St Luke's Avenue
London
SW4 7EA**

Offers in Excess of £480,000

bettermove

St Luke's Avenue London

Bettermove are proud to present this 2 bedroom third floor flat in London; this property is available with no forward chain and welcoming CASH BUYERS ONLY.

This property will be long vacant however rental yields can be obtained via Bettermove.

The property benefits from double glazing, electric central heating throughout and has parking available via the road outside however parking spaces can be purchased.

The council tax band is E.

This is a leasehold property with 237 years remaining on the lease; the combined ground rent and service charge is £1200 per quarter.

The interior of this beautifully presented property comprises a spacious living room and fitted kitchen area alongside two bedrooms and a large family bathroom. The exterior boasts a communal roof terrace, perfect for enjoying the summer months.

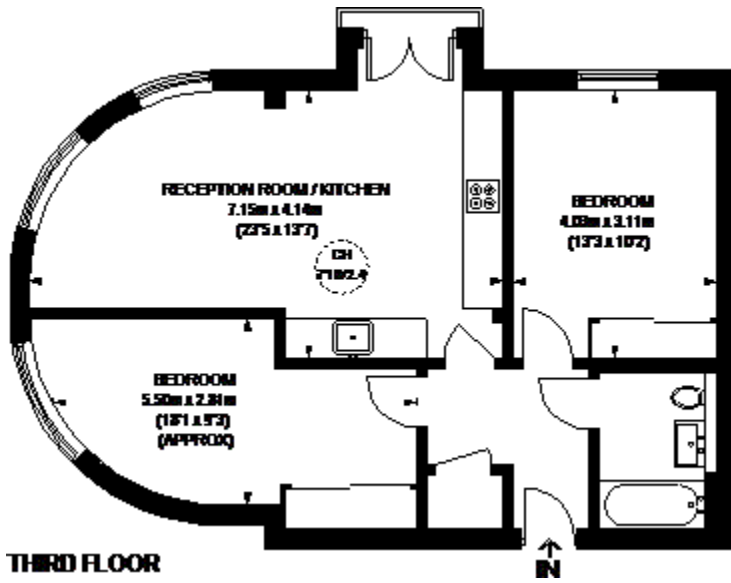
Located in a Landmark building, just off Clapham High Street, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from Clapham Common Tube Station and the Northern line to London.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.



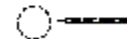


THIRD FLOOR

ST. LUKE'S AVENUE



APPROXIMATE GROSS INTERNAL AREA
791 SQ. FT. (80.1 SQ. M.)



This plan is for informational only. Dimensions are not
guaranteed. All dimensions and floor openings are approximate.
Dimensions may be taken by the purchaser of this plan.
Please check all dimensions, offsets, and elevations carefully
before making any decisions on the project. Please do
not build this structure until you have been given
approval by the local building department or planning commission.
It is the purchaser's responsibility to verify all dimensions
before construction.



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