

# Kings Avenue

CLAPHAM, SW4

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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A spacious three double bedroom ground floor maisonette with 1,115 Sq Ft of internal accommodation, its own south-facing private garden and a separate garage.

The well-proportioned and bright accommodation offers a practical layout and the generous private garden is a particular feature, providing excellent outdoor space for relaxing or entertaining.

The property is offered to the market with no onward chain and benefits from being sold with a long lease, peppercorn ground rent and service charges of just over £1300 per annum.

Ideally located on Kings Avenue, the property is just moments from the popular cafés, restaurants and local shops of Abbeville Village, while Clapham, Streatham Hill and Balham High streets are both within easy reach.

















Offers in Excess of £600,000
Subject to Contract

**Local Authority:** Lambeth Council

**Council Tax Band:** D

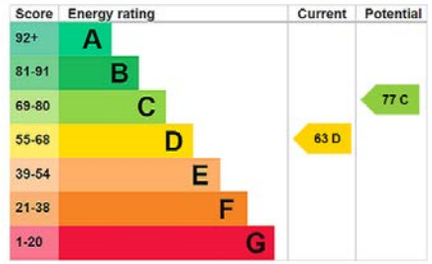
**Tenure:** Leasehold: Approx. 149 years remaining

**Ground Rent:** Peppercorn

**Service Charge:** Approx. £1273

**Reference:** CPH260095

**Approximate Gross Internal Area:**
103.6 sq.m. / 1115 sq. ft.




## Kings Avenue

Approximate Area = 103.6 sq m / 1115 sq ft
Including Limited Use Area (1.8 sq m / 19 sq ft)

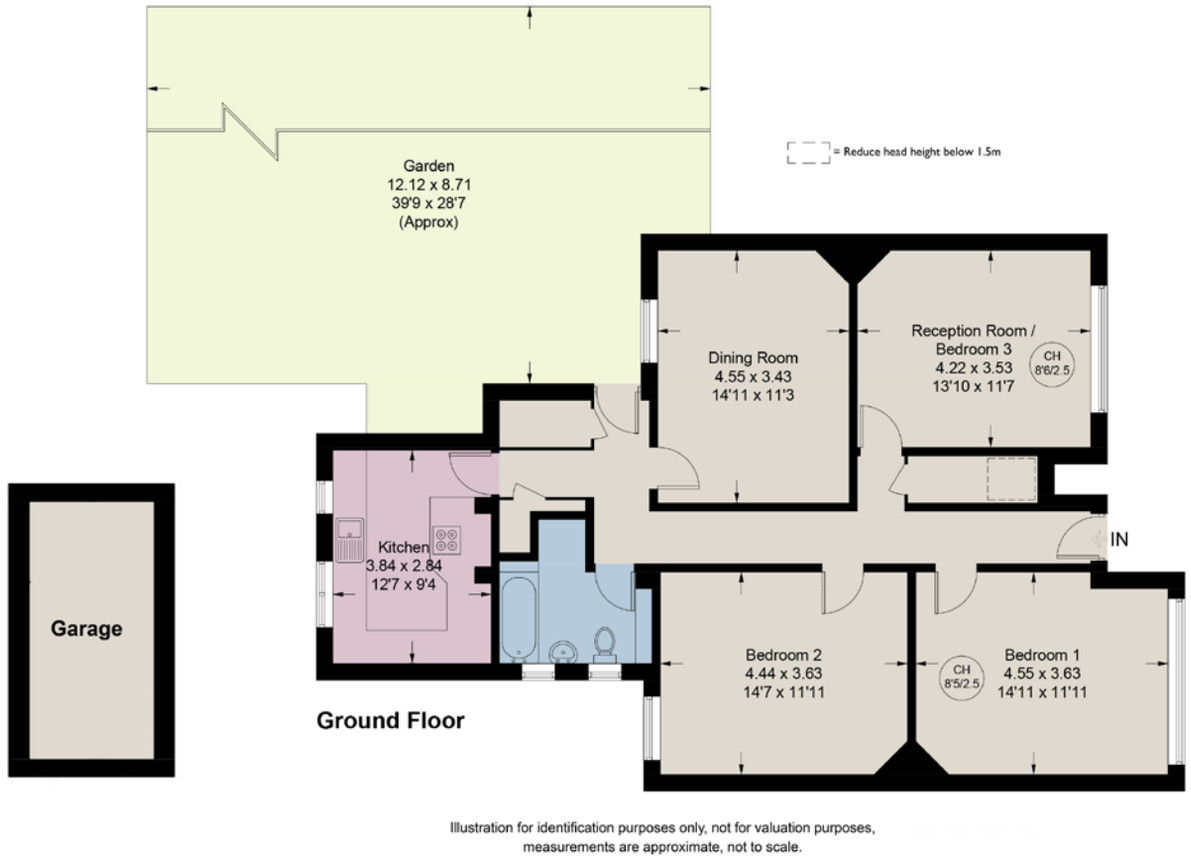



Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale.

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