

Windmill Drive

CLAPHAM, SW4

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Windmill Drive

CLAPHAM, SW4

An elegant three-bedroom duplex apartment with beautiful interior design and uninterrupted views over the green open spaces of Clapham Common. The property is located in a quiet enclave on Windmill Drive with vehicle access for residents only and benefits from a south-west facing terrace and garden with a self-contained office/summer house.

The bright and expansive accommodation of nearly 1500 Sq Ft offers modern contemporary touches blended with a host of the grand period buildings original features and charm.

The welcoming lateral reception has high ceilings, wooden floors and large windows to the front and rear which flood the room with natural light and make it the perfect entertaining space. A stylish kitchen area at the front has ample room to dine, fully fitted units and stunning views over Clapham Common. The rear provides space to relax with an exposed brick feature wall and doors leading out to the rear terrace which is ideal for al-fresco dining in the warmer months.

Downstairs there are two bedrooms to the front, a bathroom suite, utility room and storage, and to the rear the generous principal bedroom including an en-suite, dressing area and doors onto a small terrace.

3 Bedrooms, 2 Bathrooms, Kitchen/Reception Room, Utility, Garden and Summer House



























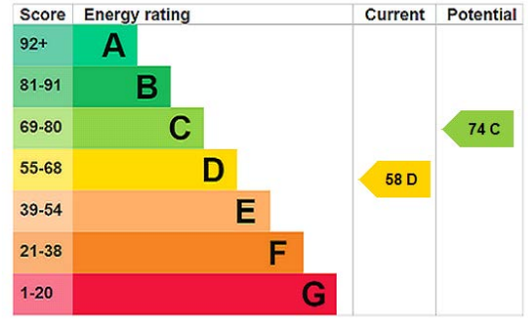


Garden

The private south-west facing low maintenance rear garden is accessed via a stairway and path leading off the main terrace, featuring a home office/summer house with power and lighting and a separate shed.

Area

Windmill Drive is a no-through road directly onto the vast open spaces at Clapham Common and equidistant to the transport links at Clapham Common and South underground stations. The amenities, eateries and pubs on Abbeville Road, Clapham Old Town and Northcote Road are all within easy reach.



Asking Price: £1,495,000
Subject to Contract

Local Authority: Lambeth

Council Tax Band: E

Tenure: Share of Freehold

Service Charge: £5,434 per annum

Reference: CPH260035

Approximate Gross Internal Area:
138 sq. m. / 1486 sq. ft.

Windmill Drive

Approximate Area = 125.3 sq m / 1349 sq ft
Summer House = 12.7 sq m / 137 sq ft
Total = 138.0 sq m / 1486 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)
(Excluding Shed / Void)



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

JD058_3641934_1494230_JDW023

020 8618 4565
53 Abbeville Road,
Clapham, SW4 9JX
clp.sales@johndwood.co.uk
johndwood.co.uk

John D Wood & Co. give notice to anyone reading these particulars that: i) this material is protected by the laws of copyright. The owner of the copyright is John D Wood & Co. This property sheet forms part of our database, and is protected by the database rights and copyrights laws. No unauthorised copying or distribution without permission; ii) the particulars do not constitute part of an offer or contract; iii) the particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact; iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order; vi) all measurements are approximate. April 2017.

150 Years
JOHN D WOOD & CO.
London, Country & International Property