

Trouville Road

CLAPHAM, SW4

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Trouville Road

CLAPHAM, SW4

A bright and well-presented top floor four-bedroom, two-bathroom period mansion flat located in the popular Cavendish Gardens on Trouville Road in the Abbeville Village.

This lateral period flat offers in excess of 1,000 Sq Ft of accommodation, featuring a well-proportioned reception with an ornamental fireplace, coving and a southwest facing window. The kitchen/breakfast room has a small balcony with views over the communal gardens, there are three double bedrooms, a fourth small double/study and family bathroom and shower suites.

Cavendish Gardens is located on Trouville Road, a popular tree-lined road at the Cavendish Road end of Abbeville Road, within a short walk of Clapham South underground, the green open spaces at Clapham Common and the cafes, restaurants and shops on Abbeville Road itself.

















Guide Price: £700,000
Subject to Contract

Local Authority: Lambeth

Council Tax Band: E

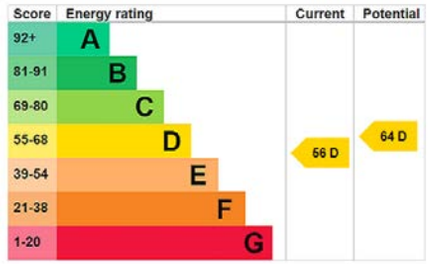
Tenure: Leasehold - approx 138 years

Ground Rent: Peppercorn

Service Charge: £2,650 per annum

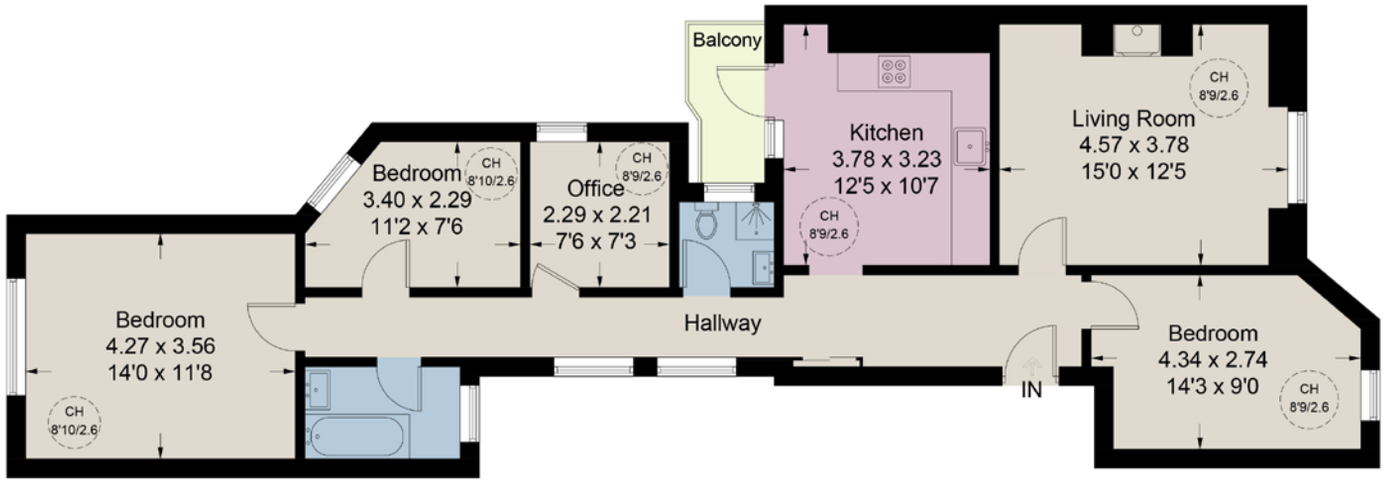
Reference: CPH230205

Approximate Gross Internal Area:
93.1 sq. m. / 1002 sq. ft.



Cavendish Gardens

Approximate Area = 93.1 sq m / 1002 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)



Third Floor

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

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