



Clapham Place, Clapham Road, Brixton, SW9

Asking Price: £499,950

Benham
& Reeves

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 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This stunning first-floor apartment is located in a new apartment block moments from Clapham Common.

Upon entering, you're welcomed into the spacious open-plan kitchen and reception room. The kitchen is finished to a high specification with built-in modern appliances and sleek, handleless storage. There is a glass door leading out onto the private terrace. The bedroom benefits from built-in storage and large windows that fill the room with plenty of natural light. The stylish bathroom features a luxurious rainfall shower, heated towel rail and modern finishing touches such as mirrored cupboard doors and under-cupboard spotlighting.

Residents of the apartment building have access to the large communal roof terrace with views over Clapham Common and full use of the on-site gymnasium.

The Clapham Place development is a unique collection of 62 contemporary apartments and penthouses, boasting high specification interiors throughout. Ideally located between the buzz of living in the capital and the tranquillity of Clapham Common, offering an array of boutiques, restaurants, shops and bars.

The area is extremely well connected with both Clapham Common approx. 0.8 miles (Northern Line), Stockwell approx. 0.3 miles (Victoria and Northern Line) and Clapham High Street (Overground) approx. 0.5 miles from the development.



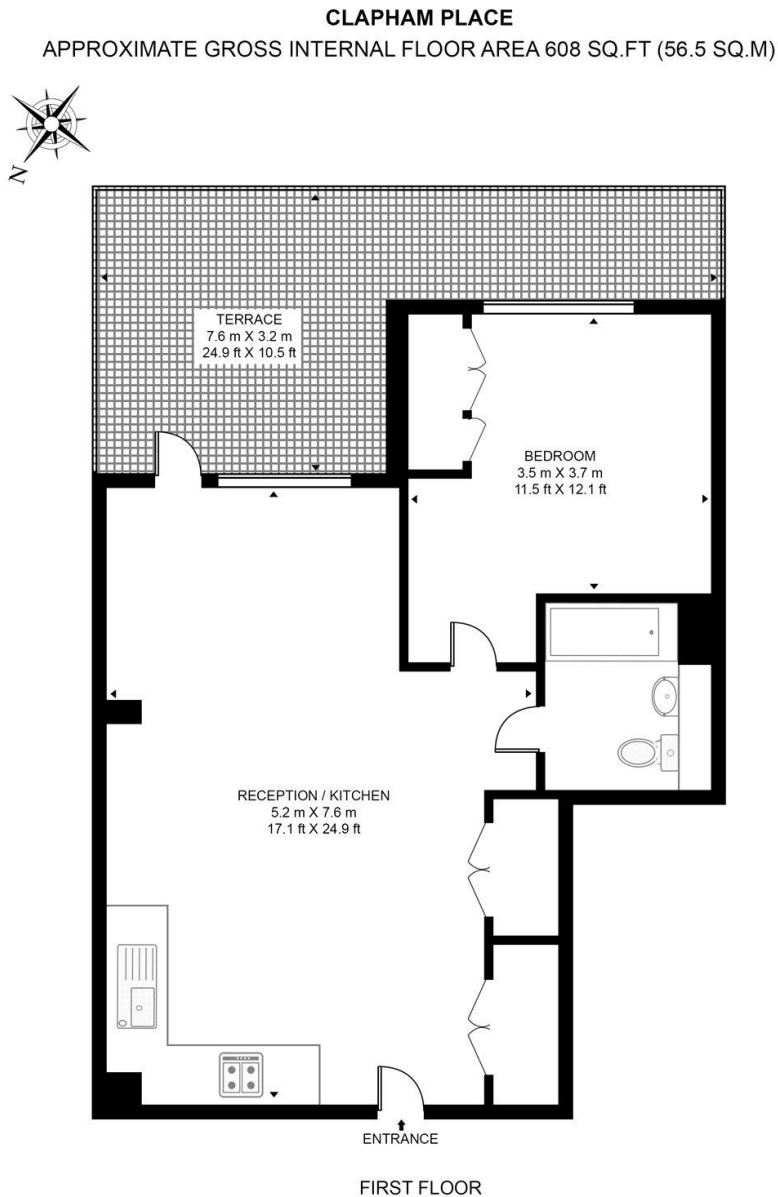


Property Features:

- One bedroom
- Private terrace
- First Floor
- 608 Square Feet (Approx.)
- Concierge
- Communal roof terrace
- Gymnasium
- Clapham North Station - 0.3 Miles (Northern Line)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£499,950
Tenure:	Leasehold Expires 31/12/3019 Approximately 993 Years Remaining
Ground Rent:	£400.00 (per annum) for the year 2026
Service Charge:	£2,276.80 (per annum) From 01/04/2025 to 31/03/2026
Anticipated Rent:	£2,550.00 pcm Approx. 6.1% Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: CHN260019

T: 020 3282 3700

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