



SANTLEY STREET, SW4  
£750,000 SHARE OF FREEHOLD

## BEAUTIFUL VICTORIAN FLAT WITH ROOF TERRACE BETWEEN CLAPHAM AND BRIXTON

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## DESCRIPTION:

Situated equidistant to the vibrant centres of Clapham and Brixton, this delightful split-level Victorian conversion flat offers an elegant blend of period charm and modern comforts. Spread across three floors, the property boasts an abundance of natural light and thoughtful design throughout.

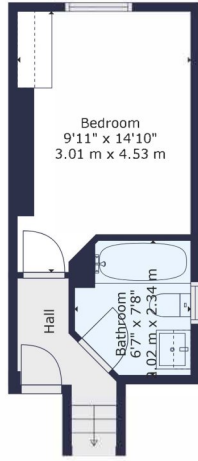
The first floor features a spacious living room with bespoke shelving and a bay window, creating the perfect setting for relaxation or entertaining. Adjacent to this is the well-appointed kitchen, fitted with contemporary cabinetry and integrated appliances. Also on this floor, you'll find a generous double bedroom with built-in storage and a sleek family bathroom. The upper floors comprise a luxurious master bedroom with an en-suite shower room and a third double bedroom. The pièce de résistance is the expansive private roof terrace, perfect for al fresco dining or unwinding while enjoying panoramic views of the neighbourhood.

This charming home is ideally located, offering easy access to Clapham's and Brixton's vibrant array of shops, eateries, and green spaces, with excellent transport links nearby.





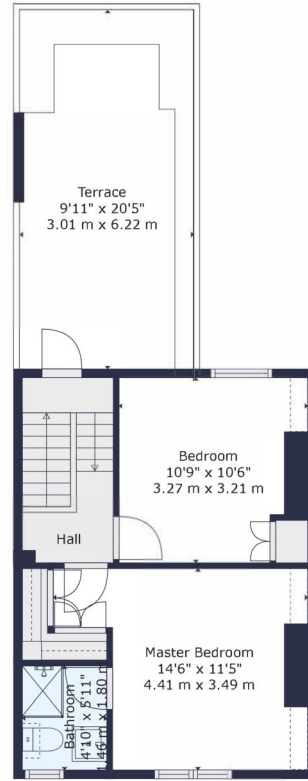




Floor 1



Floor 2



Floor 3

**TOTAL: 942 sq. ft, 88 m2**

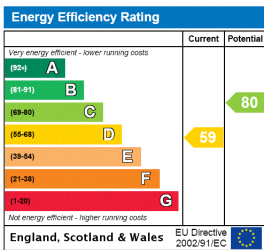
FLOOR 1: 217 sq. ft, 20 m2, FLOOR 2: 362 sq. ft, 34 m2, FLOOR 3: 363 sq. ft, 34 m2  
EXCLUDED AREAS: TERRACE: 203 sq. ft, 19 m2

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ALL measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Share of Freehold

**Term:** 986 year and 1 months

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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