



SANDMERE ROAD, SW4
£700,000 LEASEHOLD

BEAUTIFUL THREE-BEDROOM APARTMENT IN A PEACEFUL, WELL-CONNECTED LOCATION

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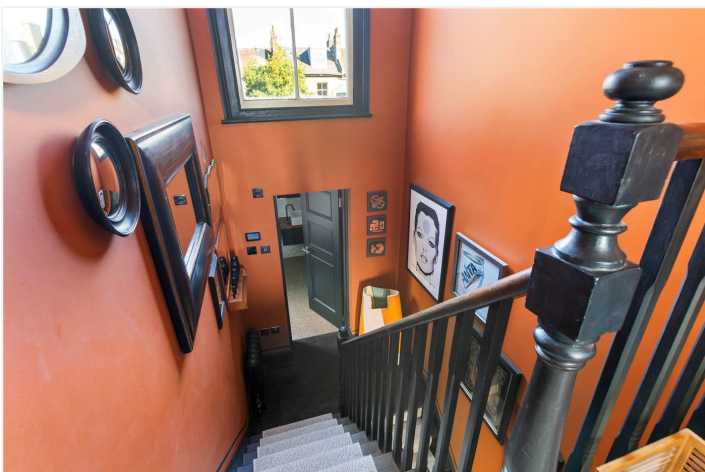


DESCRIPTION:

Nestled on the tranquil, tree-lined Sandmere Road, this charming three-bedroom apartment offers stylish living moments from Clapham and Brixton's vibrant amenities.

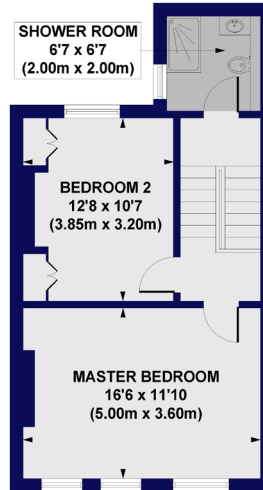
Upon entry, you're greeted by a bright and inviting semi-open-plan reception and kitchen area. Perfectly blending practicality and charm, the space is ideal for relaxing or hosting, with sleek cabinetry and high-spec appliances enhancing its modern aesthetic. The three bedrooms are well-proportioned, each offering a peaceful retreat with large windows that bathe the rooms in natural light. The luxurious bathroom has been finished to an exceptional standard, featuring elegant fittings and a contemporary feel. Throughout, the property boasts ample storage to maintain a tidy and organised home.

Positioned just a short walk from Clapham North (Northern Line) and Brixton (Victoria Line and mainline services), this apartment enjoys excellent transport links, making it perfect for both city professionals and lifestyle enthusiasts. From the eclectic dining scene of Brixton Road to the lively buzz of Clapham High Street, everything you need is within easy reach.

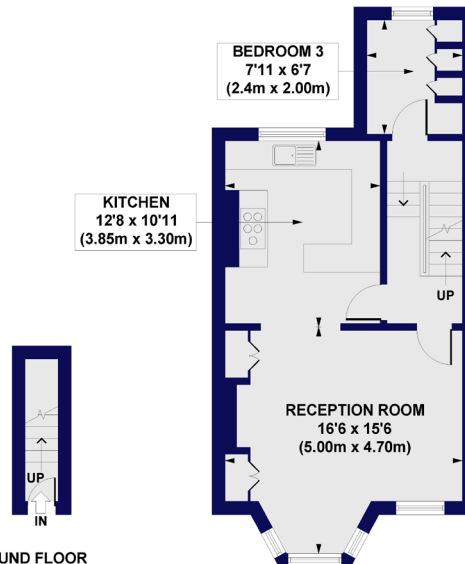




Sandmere Road, SW4
Approx. Gross Internal Floor Area 973 sq. ft / 90.36 sq. m



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 460 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 23 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 490 SQ FT

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 CP Creative. 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.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	80
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 88 year and 6 months

Service Charge: £1145 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: C

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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