



QUEENSWOOD COURT, LONDON, SW4
£725,000 SHARE OF FREEHOLD

SPACIOUS THREE-BEDROOM APARTMENT SET WITHIN A VICTORIAN BUILDING WITH ART DECO FEATURES CLOSE TO CLAPHAM COMMON/ BRIXTON

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DESCRIPTION:

Welcome to this bright and spacious second-floor three-bedroom apartment situated in the sought-after Queenswood Court on Kings Avenue. Set within a Victorian building with charming Art Deco features, this apartment combines classic character with modern comforts, offering an ideal living space for those looking to enjoy the best of South London.

Upon entering, you'll be greeted by a large entrance hall with wooden flooring, leading to a generous 19'9 ft. reception/dining room. This room is complete with beautiful bay windows that flood the space with natural light. The fitted kitchen is well-equipped with essential appliances and offers plenty of wall and base units for ample storage.

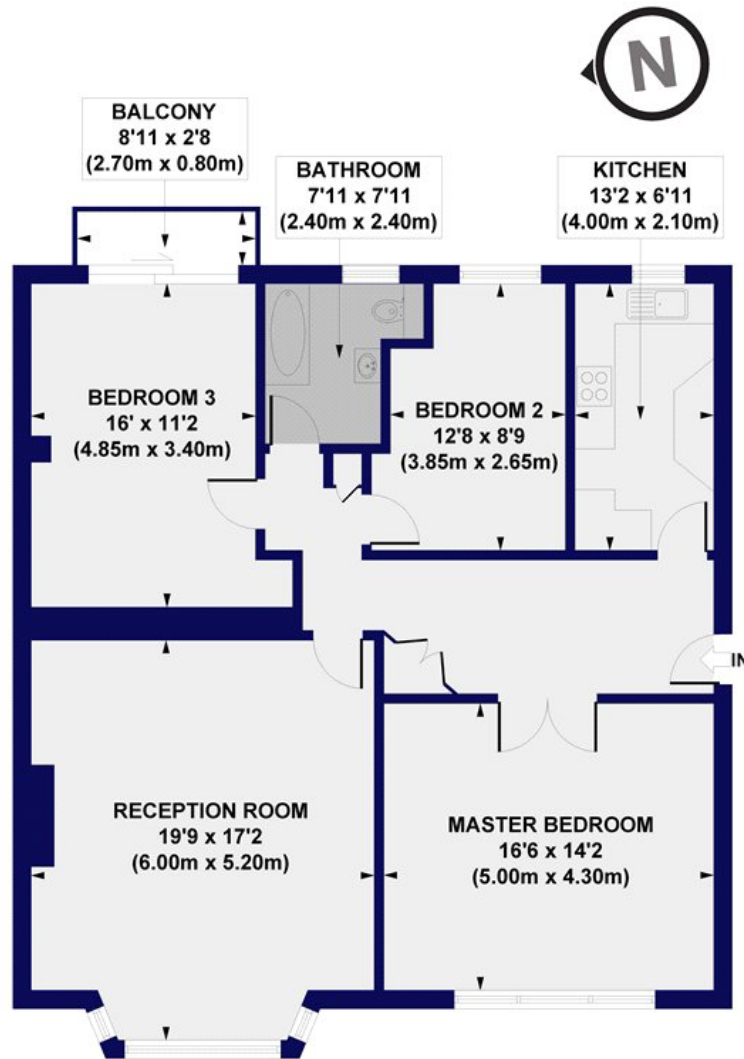
The apartment includes three double bedrooms, with one of the bedrooms benefiting from direct access to their own private balcony. There is a family bathroom complete with a bath, overhead shower, wash hand basin, and WC.

This property is ideally located for all the amenities and transport links of the surrounding area. The bustling high streets with popular bars, restaurants, and shops, as well as the charming Abbeville Village, are just a short walk away. Queenswood Court is equidistant from Clapham Common, Clapham North, Clapham South, Brixton, Herne Hill, Streatham Hill, and Balham stations, providing excellent travel options via both Underground and Mainline services.





Queenswood Court, Kings Avenue, SW4
 Approx. Gross Internal Floor Area 1204 sq. ft / 111.87 sq. m



SECOND FLOOR

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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	79
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 984 year and 8 months

Service Charge: £4,527.92 per annum

Council Tax Band: E

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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