



FEATURES

- For sale by private treaty
- Spacious one bedroom flat
- No chain
- Open plan living / kitchen area
- Leasehold - approx. 85 years unexpired
- Asking price £385,000
- Close to Clapham Junction Station
- Rear communal garden area
- Suitable for investors or owner-occupiers
- Sold with vacant possession

Asking Price: £385,000

1 Bedroom Ground Floor Flat

24a Cambridge Road
Battersea, London
SW11 4RR

OVERVIEW

For sale by private treaty, this well-presented one-bedroom ground-floor flat offers a fantastic opportunity for investors or owner-occupiers.

The apartment is neutrally decorated throughout, providing a clean and comfortable living environment. The layout features a bright and well-proportioned open-plan lounge diner with a modern fitted kitchen. The kitchen includes contemporary light-colored cabinetry and a tiled backsplash, while the living area is brightened by a large bay window. The flat also includes a practical double bedroom. The bedroom is painted white and has fitted storage cupboards.

The modern bathroom is a notable feature, with its clean design, including white metro-tiled walls and a bathtub with an overhead shower.

The property is ideally positioned just moments from the amenities of Lavender Hill, Northcote Road, and Battersea Rise, and offers fantastic transport links with Clapham Junction Station within walking distance.

For Sale by Private Treaty

Floor Area

Ground Floor: 38 m2 / 414 ft2
(taken from EPC)

Council Tax

The property is rated within council tax band A.

EPC

The property is rated within band C and expires on the 16th of July 2029 <https://find-energy-certificate.service.gov.uk/energy-certificates/9238-2016-6273-5681-7960>

Broadband Checker

<https://www.broadband.co.uk/checker/>

Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>

Tenure

Leasehold - 125 years from 8 July 1985.
Unexpired term of approx. 85 years.
Peppercorn ground rent if demanded.

Viewings

Please contact John Pye Property 0115 9706060 property@johnpye.co.uk

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