

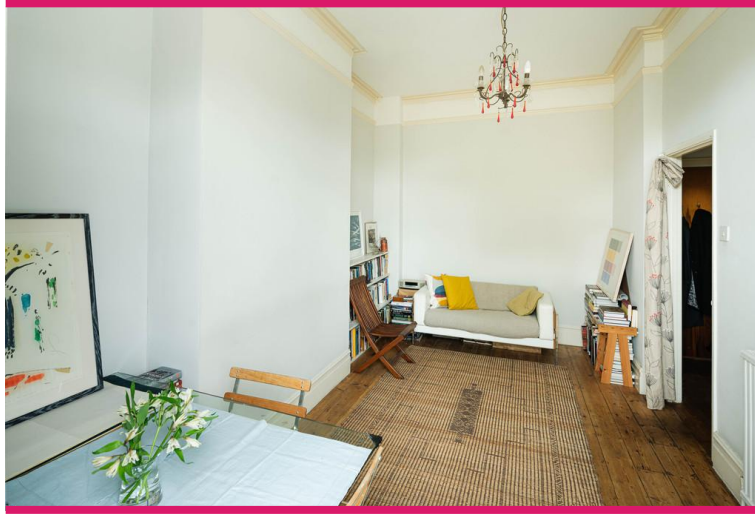


Kings Avenue | London | SW4

Share of Freehold

£365,000

- One double bedroom
- Private balcony
- Period features
- Lots of natural light
- Separate Kitchen / Living room
- Lots of storage
- Local amenities
- Clapham transport links
- Excellent bus routes
- Share of freehold



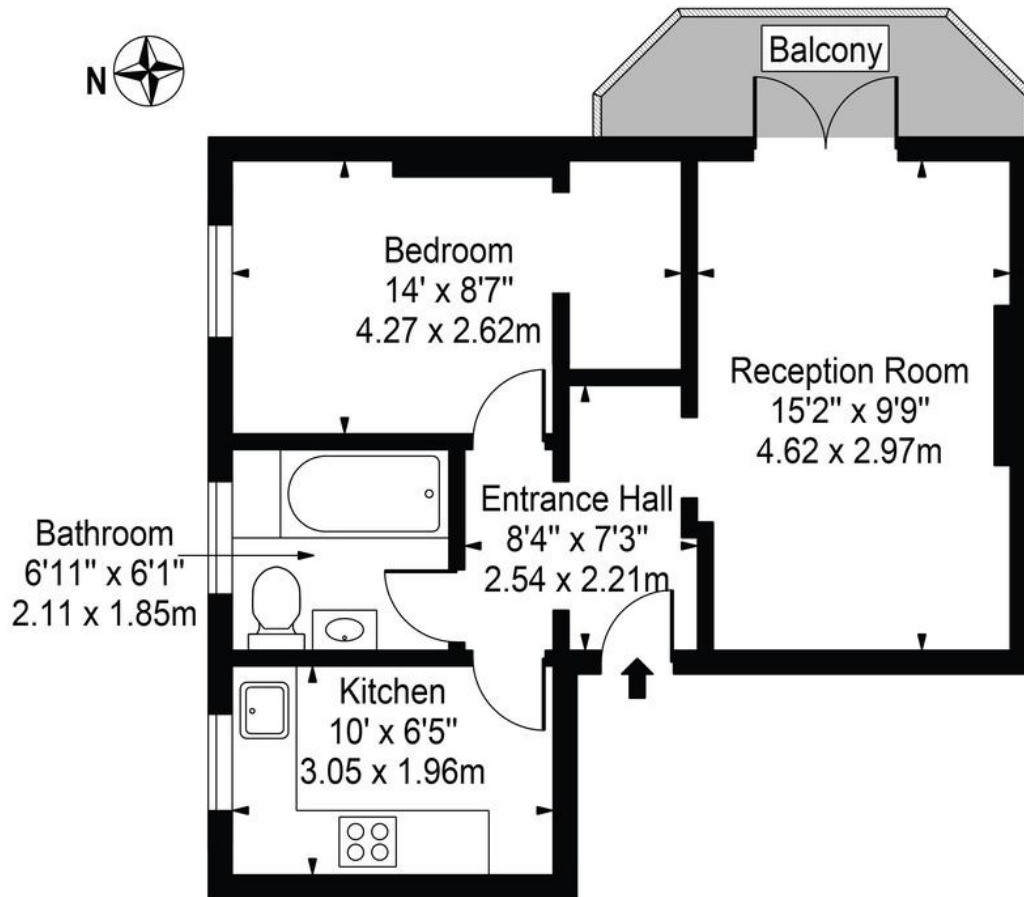
This one bedroom first floor flat on Kings Avenue is the perfect cosy home for a first time buyer. Inside, there's a bright reception room with plenty natural light, gorgeous high ceilings and a private balcony. The separate kitchen has wooden worktops, room for a breakfast table and a large window. The bedroom is a good sized double with a simple, neutral finish and brilliant storage solutions. The bathroom is fully tiled and includes a bath with a shower overhead. The flat is well located for Clapham Common, Clapham South and Brixton, with good transport links into central London. Abbeville Village is also nearby, offering a range of shops, cafés and restaurants.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

King's Avenue, SW4 8EL

Approx. Gross Internal Area 440 Sq Ft - 40.88 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Viewing Arrangements

Strictly by appointment

Contact Details

121 Denmark Hill

London

SE5 8EN

www.urbanvillagehomes.co.uk

sales@urbanvillagehomes.com

020 3519 9121

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.