



2 bed apartment to buy in SW4

Hambalt Road, London, SW4 9EG

£380,000 Starting Bid

🛏 x2 🪑 x1 🚿 x1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Excellent location
- ✓ 2 Bedroom Apartment
- ✓ EPC Rating D

On Street parking

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Description

A fantastic 2 bedroom property with a private garden on this sought after road moments from Clapham Common and Abbeville Village. The property features good sized rooms throughout and a cellar. There are 2 bedrooms and a private garden. Clapham Common and all fantastic restaurants in Abbeville Village and on Clapham Common Southside, are only a moment away. A great buy for a future investment on a great road.

Buses and London Underground station are 3 and 7 minutes' walk from the property.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 47

Annual Ground Rent Amount: £12.00

Price: Starting Bid £380,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Adaptions for accessibility: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

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Contact your local branch today for more information on this property:

1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>

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