

GUIDE PRICE £950,000 TO £1,050,000



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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MANDALAY ROAD, CLAPHAM, SW4

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1,120 sq ft / 104 sq m | 2 BEDROOMS | 2 BATHROOMS | 1 RECEPTION | SHARE OF FREEHOLD

A particularly bright and spacious split-level purpose built first floor maisonette measuring 1,120 sq. ft. which has been expertly designed and renovated by an Architect to an exceptionally high standard, including double glazed windows throughout, new wiring, new plumbing/heating and a brand-new roof.

Entered via its own front door at street level, there is an entrance hallway and stairs that provide access to the first floor landing. This leads off to a larger than average, well fitted kitchen/ dining room with vaulted ceilings and direct access on to the private roof terrace. The kitchen has a wide range of quality units with a good array of premium quality built in appliances, including dishwasher, fridge/freezer, hob and oven. Also on this level is the full width reception room with new double glazed sash window, plantation style window shutters and feature fireplace. In addition, the second double bedroom has a large fitted wardrobe and new sash window plus there is a luxury bathroom with underfloor heating. On the second floor the master bedroom has a range of bespoke fitted wardrobes and access to a large and luxurious en-suite bathroom, again with underfloor heating.

Located on one of the most sought after and quietest roads in Abbeville Village meaning it is literally a few metres from the independent shops, restaurants and bars on Abbeville Road yet conveniently positioned for Clapham Common and a choice of underground stations at Clapham South or Clapham Common.

