

CULMSTOCK ROAD, SW11
GUIDE PRICE: £950,000 – £1,050,000



WILFORDS

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£950,000 – £1,050,000

2 BEDROOMS | 2 BATHROOMS | 2 RECEPTION ROOMS | KITCHEN | SHARE OF FREEHOLD | 1,004 SQ FT | 93 SQ M

An incredibly bright and spacious split-level, two-bedroom garden flat.

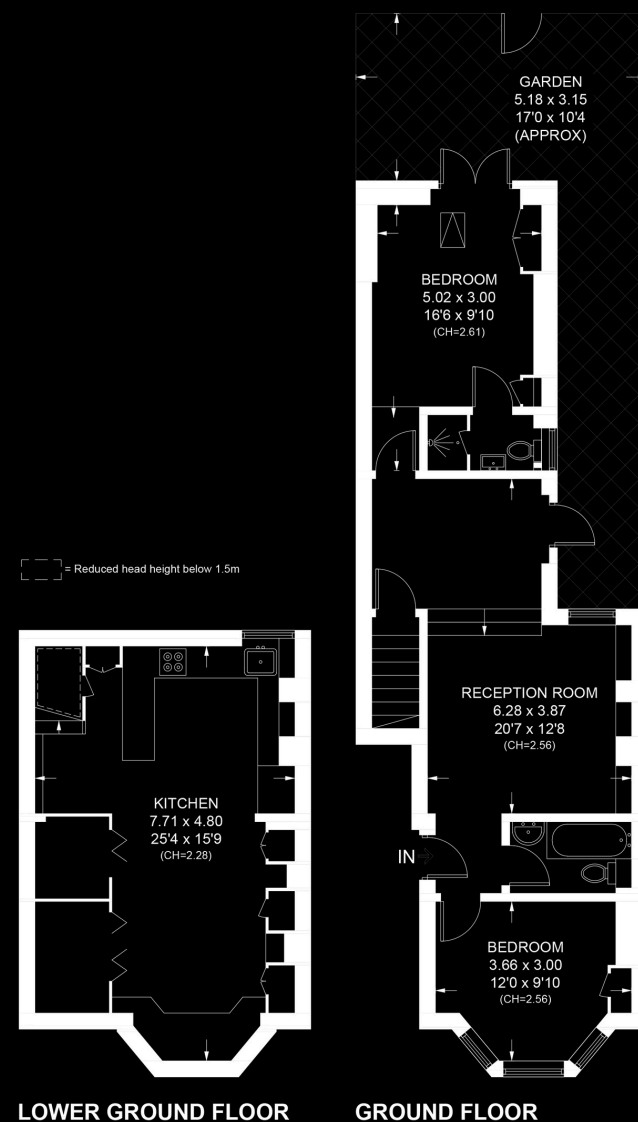
Spanning over 1,000 sq ft, the apartment features a generous reception room with a dedicated office area that opens onto a private, south-facing garden—perfect for relaxing or entertaining.

The property offers two double bedrooms and two modern bathrooms, including a stylish en-suite on the ground floor. The principal bedroom benefits from ample built-in storage and direct access to the garden. The lower ground floor is occupied by a large kitchen and dining area, which also provides excellent storage space.

Culmstock Road is one of the most sought-after streets Between the Commons, ideally positioned just moments from the wide open spaces of Clapham Common and the vibrant shops, bars, and restaurants of Northcote Road. Clapham South (Northern Line) is the nearest Underground station, with Clapham Junction also within easy reach. Coming to the market chain free.



Approximate Area = 93.3 sq m / 1004 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)



CULMSTOCK ROAD, BETWEEN THE COMMONS, SW11

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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