

NORTHBOURNE ROAD, SW4  
GUIDE PRICE: £550,000 – £650,000



# WILFORDS

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**NORTHBOURNE ROAD, SW4**  
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2 BEDROOMS | 2 BATHROOMS | 1 RECEPTION ROOM | KITCHEN | SHARE OF FREEHOLD | 661 SQ FT | 61 SQ M

An impressive two double bedroom apartment with off-street parking, offering generous and well-balanced living accommodation arranged across the first floor of an elegant Georgian building.

Situated just moments from Clapham Common, the property benefits from gated off-street parking and a Share of the Freehold, and is presented in excellent condition throughout.

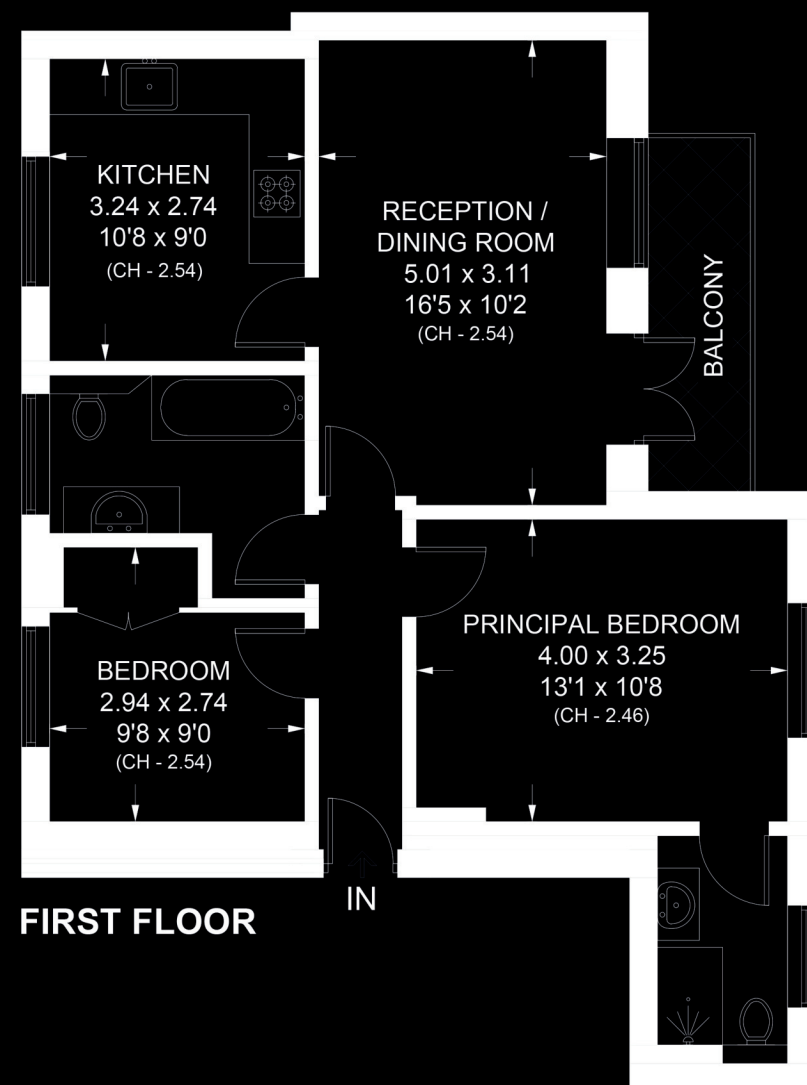
The accommodation comprises an entrance hallway, a spacious principal bedroom with a modern en-suite bathroom, a second double bedroom, a separate bathroom, a kitchen/breakfast room, and a large living room with space for dining and access to a south-facing balcony. The current owners have also upgraded all windows to wooden, double-glazed sash windows throughout.

Located on the highly sought-after Northbourne Road, a quiet, tree-lined residential street, the property is ideally positioned for the amenities of Clapham High Street, Abbeville Village, and the vibrant offerings of Brixton.





Approximate Gross Internal Area = 61.4 sq m / 661 sq ft



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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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