

1 Bed Flat In Denmark Lodge Crescent Grove, London, SW4 7AG £365,000





SHORT DESCRIPTION

Property Ref: 2982 Super-stylish, light and airy, ground-floor studio flat with mezzanine bedroom floor. Huge windows, directly overlooking Clapham Common. Charming living space offers seating and dining areas. Separate fully fitted kitchen with integrated appliances and a luxury modern shower room. Stairs to generous mezzanine bedroom floor with extensive fitted wardrobes. Clever design within compact living space offers ample storage throughout. The property is set within an elegant crescent of stucco houses in a private garden square with a large communal garden for residents use in Clapham's most sought after address. Private resident's parking. The apartment has recently been redecorated and refurbished to a high standard It would be perfect as a highly desirable bachelor apartment, suit a romantic couple or make a fabulous pied a terre. Suitable also as a lovely nanny or granny flat... Property Type: Flat Full selling price: £365000.00 Pricing Options: Guide Price Tenure: Share of Freehold Council tax band: A EPC rating: E Measurement: 493 sq.ft. Outside Space: Communal Garden, Front Garden Parking: Residents Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-Occupied..

1

Bed Room(s)

1

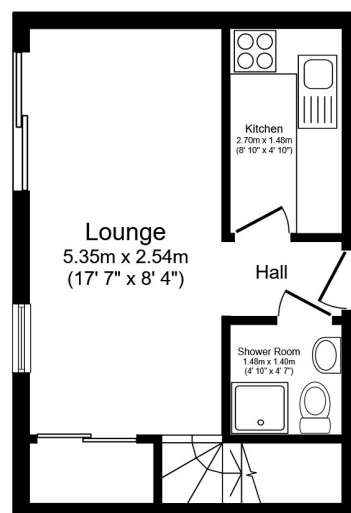
Bath Room(s)

1

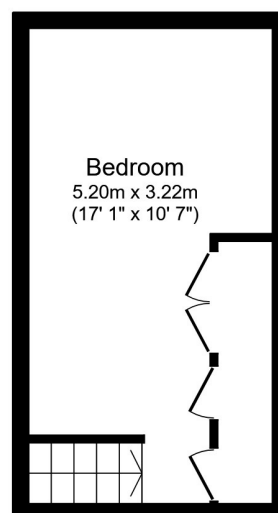
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor



First Floor

Total floor area 45.8 m² (493 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

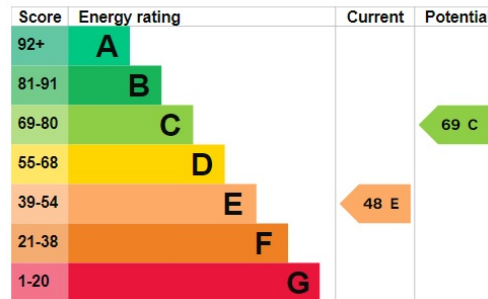
EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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