



Hubert Grove, Clapham. SW9 9PA
£575,000

Two Double Bedrooms

**Stunning Presentation
Throughout**

Modern Kitchen

Two Modern Bathrooms

Good Sized Manageable Garden

Short Walk to Clapham North

Numerous Bus Links

Fantastic Location

Large Cellar



****Ground Floor Garden Apartment**Two Double Bedrooms**Two Bathrooms**Modern**

Presentation Throughout** If you are looking for a ready to move in, stunning apartment in an ideal location for tubes, buses, shops, restaurants and yet in a location that is quiet and full of community spirit, you need look no further, this is the property for you. Situated only a few minutes walk from Clapham North Tube and not much further from Brixton and Clapham High Street trains, this is the ideal property if you are looking for as short a commute as possible.

Offering a fabulous lounge, quirky modern kitchen suspended on a mezzanine floor, two double bedrooms, one of which benefits from an en-suite and a modern main bathroom, this is a stunning conversion apartment that has been maintained to a very high standard by its current owner. Also offering a good sized garden with patio area and a basement room with electrics, this entire apartment is spacious, bright and immaculate. With buses, shops, restaurants and any other amenity you can think of on your doorstep, this is a fabulous apartment that has to be seen to be appreciated.

Don't delay, book your viewing today.

Lounge

14' 5" x 12' 10" (4.4m x 3.9m)

Bright and beautifully presented, this good sized lounge is neutrally decorated and offers access via patio doors to a good sized south facing garden with patio area and recently added low maintenance astro turfed area.



Kitchen / Breakfast Room

14' 9" x 8' 10" (4.5m x 2.7m)

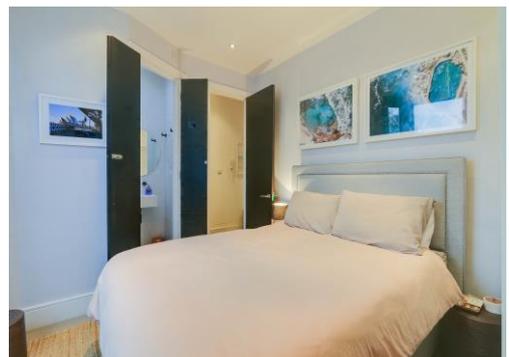
Modern, immaculately presented and offering ample storage and work surface space, this good sized kitchen also benefits from a breakfast bar area and is quirkily situated on a mezzanine floor suspended above the lounge. Must be seen to be appreciated.



Master Bedroom

11' 6" x 10' 6" (3.5m x 3.2m)

A fabulously large master bedroom that overlooks the front of this stunning property and offers plenty of space as well as an en-suite shower room.



Master En-Suite

4' 11" x 3' 7" (1.5m x 1.1m)

Featuring a shower, WC and basin, this modern en-suite is cleanly presented and tiled from floor to ceiling.



Bedroom 2

8' 6" x 9' 10" (2.6m x 3m)

Overlooking the patio area, this good sized double is in good clean condition throughout.



Family Bathroom

4' 11" x 7' 10" (1.5m x 2.4m)

Like the rest of this stunning apartment, this fabulous main bathroom is modern, clean and well presented. Featuring a shower over bath with shower screen, a WC and basin.



Entrance Hall

12' 6" x 7' 3" (3.8m x 2.2m)

A fantastic entrance to a gorgeous property, this large hallway is beautifully presented and in pristine condition throughout and benefits from a large downstairs storage cupboard.



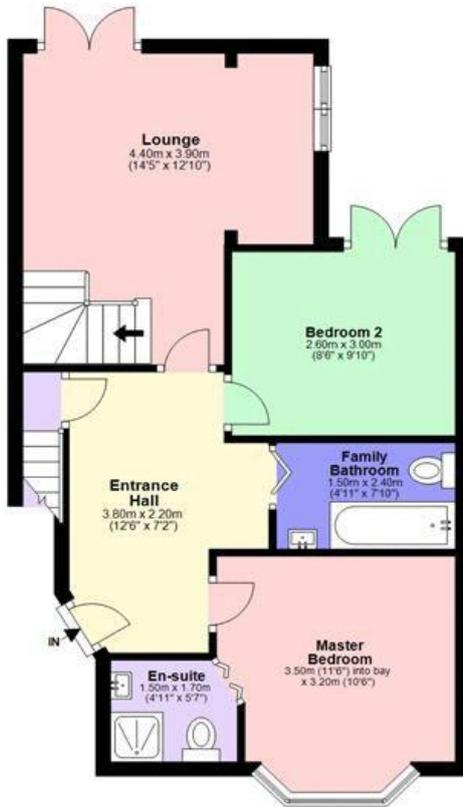
Basement

Whether you use it for storage, an office space or even an additional room, this handy basement area is a fabulous addition to this already substantial apartment.



Ground Floor

Approx. 49.1 sq. metres (528.4 sq. feet)



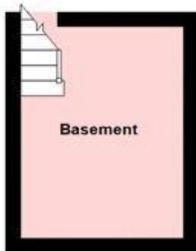
Mezzanine

Approx. 11.9 sq. metres (127.8 sq. feet)



Basement

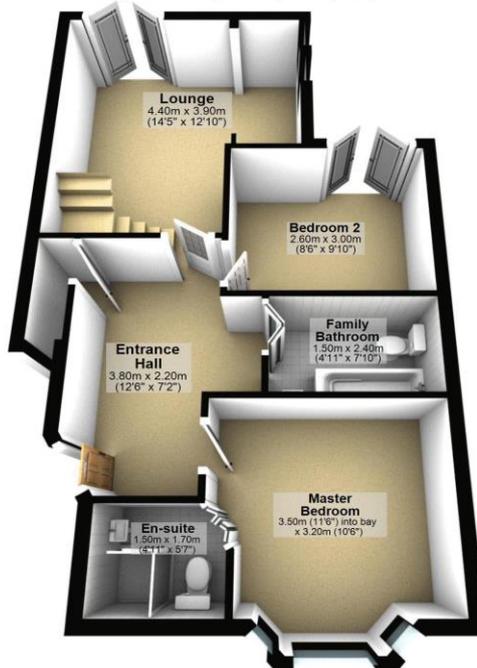
Approx. 6.5 sq. metres (70.4 sq. feet)



Total area: approx. 67.5 sq. metres (726.7 sq. feet)

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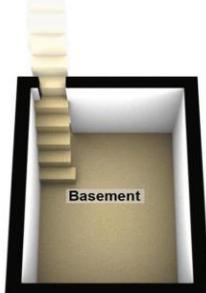
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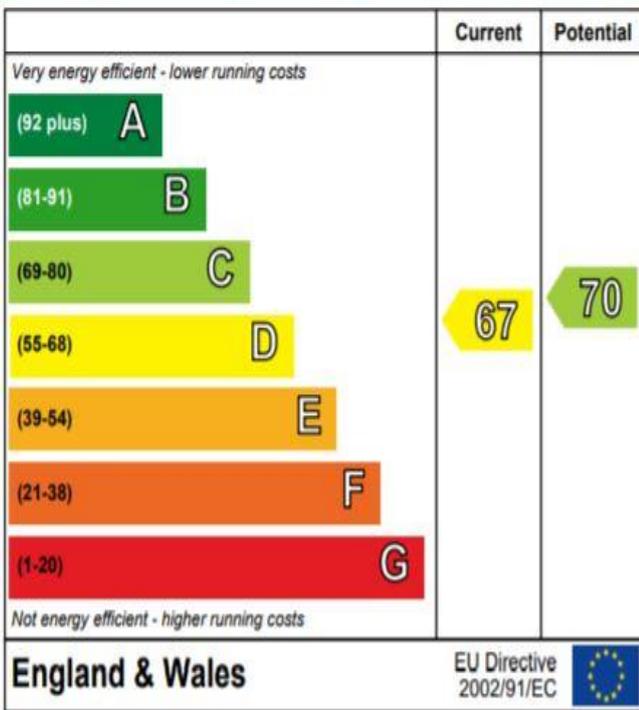
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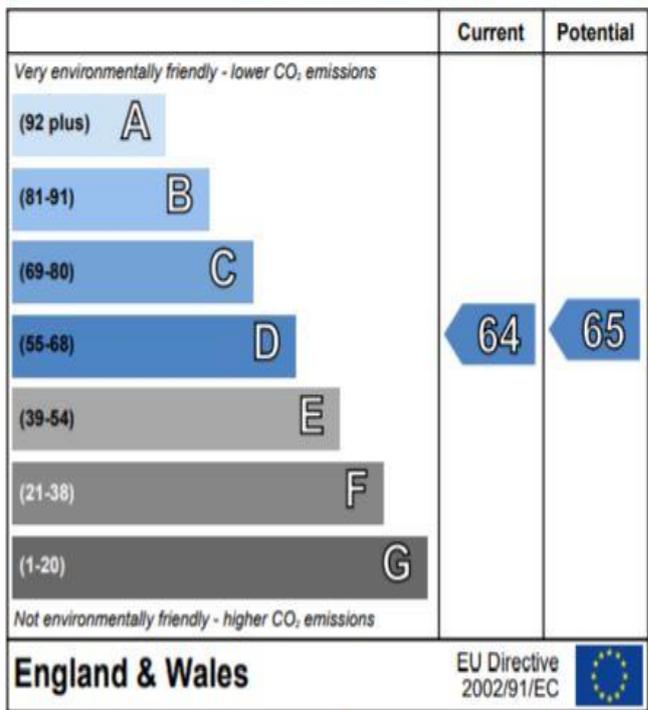


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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Offers

Offers will only be presented to Vendors if they are made in writing. Please advise your negotiator of your intent to make and offer as soon as possible. Offers should be emailed to greetings@sachascott.com.

Money Laundering Regulations

Potential purchasers please be aware: in the event that your offer is accepted you will be required to provide documents proving your Identity such as a Passport or Driving Licence and a recent Utility or Council Tax Demand registered at your current address. Further checks on Money Laundering will be made during the Conveyancing Process.

Property Details

All efforts have been made to ensure that the information provided with regard to the type and condition of the property, its location and its contents are as provided by the Vendor in good faith. However, it should be noted that these particulars are only a guide and as such Potential Buyers should be aware that floor plans, contents and any descriptions given are meant as a guide only.