



## 2 bed apartment to buy in SW4

Hambalt Road, London, SW4 9EG

**£380,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Excellent location
- ✓ 2 Bedroom Apartment
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

A fantastic 2 bedroom property with a private garden on this sought after road moments from Clapham Common and Abbeville Village. The property features good sized rooms throughout and a cellar. There are 2 bedrooms and a private garden. Clapham Common and all fantastic restaurants in Abbeville Village and on Clapham Common Southside, are only a moment away. A great buy for a future investment on a great road.

Buses and London Underground station are 3 and 7 minutes' walk from the property.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 47

Annual Ground Rent Amount: £12.00

Price: Starting Bid £380,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Adaptions for accessibility: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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