



CLAVERDALE ROAD, SW2  
£700,000 FREEHOLD

EXCELLENT INVESTMENT OPPORTUNITY IN  
SOUGHT-AFTER CLAVERDALE ROAD,  
BRIXTON

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## DESCRIPTION:

A fantastic investment opportunity located on Claverdale Road, this charming property offers ample potential for those looking to refurbish or expand their portfolio. Spanning two floors, the house provides a generous layout with spacious reception rooms, well-proportioned bedrooms, and period features throughout.

The house benefits from a large, sunny rear garden, perfect for outdoor entertainment or gardening enthusiasts. Inside, the property features three good-sized bedrooms, a separate kitchen, and two sizeable reception rooms, making it ideal for families or shared living.

Located in SW2, the property is within walking distance of Brixton, with its excellent transport links to Central London, a variety of shops, vibrant restaurants, and green spaces such as Brockwell Park.

## AT A GLANCE

- Three well-sized bedrooms
- Two spacious reception rooms
- Separate kitchen with garden access
- Large rear garden
- Period features throughout
- Investment or refurbishment opportunity
- Located close to Brixton and transport links

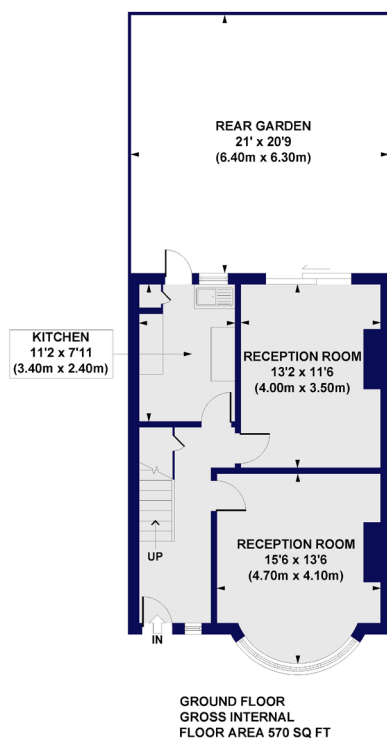
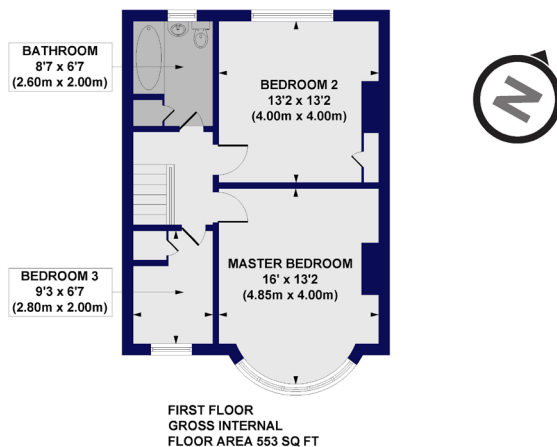








**Claverdale Road, SW2**  
**Approx. Gross Internal Floor Area 1123 sq. ft / 104.32 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-26)	F		
(1-20)	G	10	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure: Freehold**

**Council Tax Band: D**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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