



KINGS AVENUE, SW4
£525,000 SHARE OF FREEHOLD

SPACIOUS AND LIGHT-FILLED TOP-FLOOR FLAT IN A PRIME LOCATION

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DESCRIPTION:

Set on the ever-popular Kings Avenue, this spacious three-bedroom top-floor flat is brimming with natural light and period charm. Upon entering, you are greeted by a bright and inviting hallway that leads to a generously proportioned reception room. With its large sash windows and elegant fireplace, this space is perfect for both entertaining and relaxing. The separate kitchen has been thoughtfully designed, featuring sleek cabinetry, modern appliances, and ample worktop space, making it a practical and stylish addition to the home.

The property boasts three well-sized double bedrooms, each offering peaceful retreats with large windows and neutral tones that create a calm and airy feel. The modern bathroom is fully tiled, complete with a full-size bathtub and shower overhead, offering a serene and functional space.

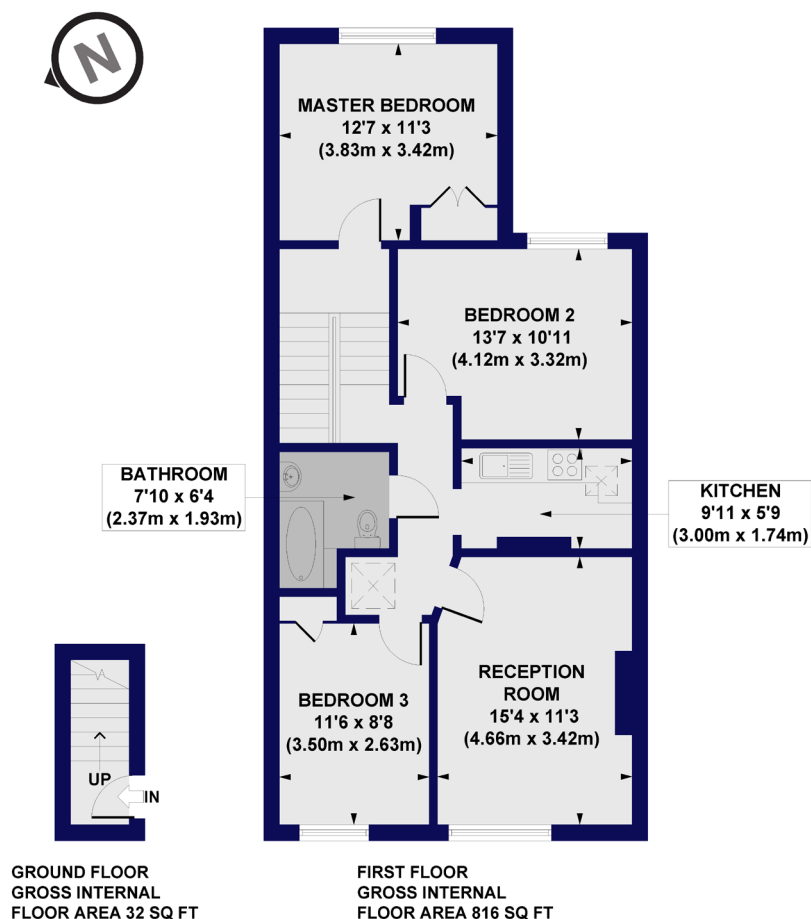
AT A GLANCE

- Three double bedrooms
- Spacious top-floor flat
- Large reception room with fireplace
- Separate modern kitchen
- Contemporary tiled bathroom
- Abundance of natural light
- Close to Clapham, Brixton & Balham
- Vibrant Abbeville Village





Kings Avenue, SW4
Approx. Gross Internal Floor Area 848 sq. ft / 78.76 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.

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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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	80
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 87 year and 2 months

Ground Rent: £75 Annually (subject to increase)

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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