



## BRAYBURNE AVENUE, SW4

£699,950

Two bedrooms  
Chain free  
Split-level  
Private garden  
Clapham Old Town location  
EPC rating: c

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# ABOUT THE PROPERTY

This charming two double bedroom flat occupies the ground floor and part first floor of a Victorian property. Coming to the market with a generously sized, low maintenance private garden. The internal space comprises of two double bedrooms flooded with natural light. The front reception room offers high ceilings and period features as well as a bay window. The separate kitchen has space to dine and opens onto the private garden.

Situated on a tree lined residential road just moments in Clapham Old Town, this flat is in easy reach of all the bars, cafés and restaurants that Clapham has to offer. Additionally, it is just a short walk away from the open green spaces of Clapham Common.

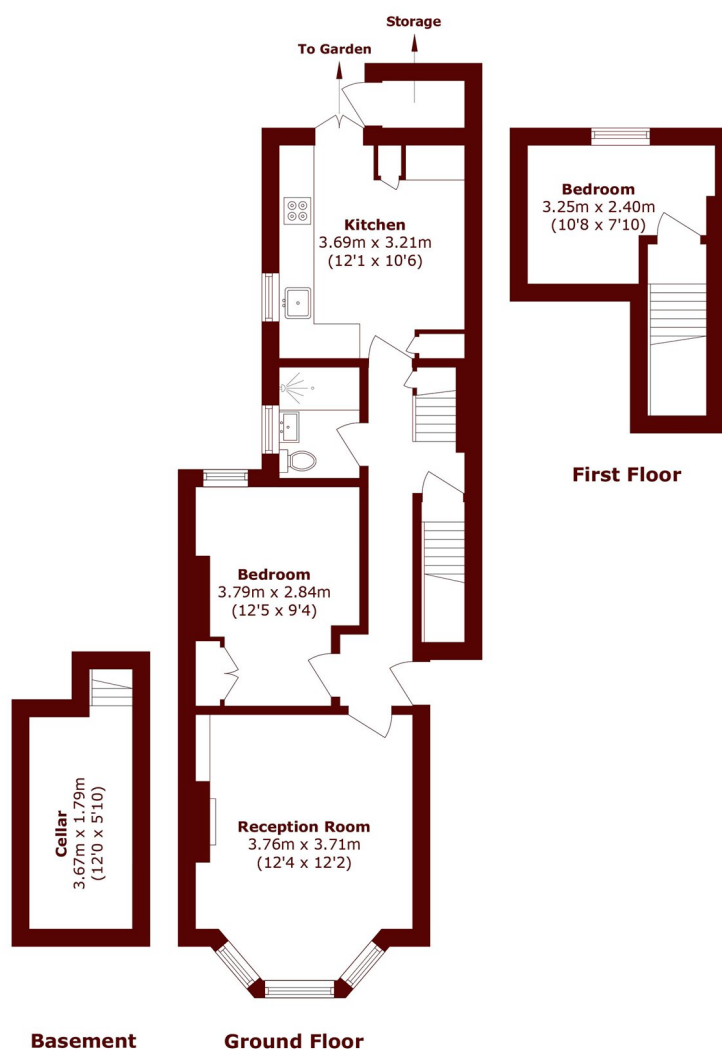








# STEP INSIDE BRAYBURNE AVENUE



Total area (approx): 69.6 sq. m (749.1 sq. ft)  
(Including Basement)  
External Storage area (approx): 1.1 sq. m (11.8 sq. ft)

**Clapham**  
020 8102 0123

Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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