



TREGOTHNAN ROAD, SW9

£725,000

Split-level
Two bedrooms
Private roof terrace
Two bedrooms
Share of freehold
EPC rating: c

@marshandparsons
marshandparsons.co.uk

MARSH &
PARSONS

ABOUT THE PROPERTY

This superb property offers generous living space beautifully arranged over the upper floors of a converted Victorian property. The living space briefly comprises: entrance hallway, full-width reception room, a spacious eat-in kitchen/breakfast room, two double bedrooms, a family bathroom and a separate shower room. The property also benefits from a share of the freehold and access to a south facing flat roof space.

The flat is located on Tregothnan Road, a popular residential street well-positioned for the local amenities of Clapham High Street, vibrant Brixton and the wide open spaces of Clapham Common.

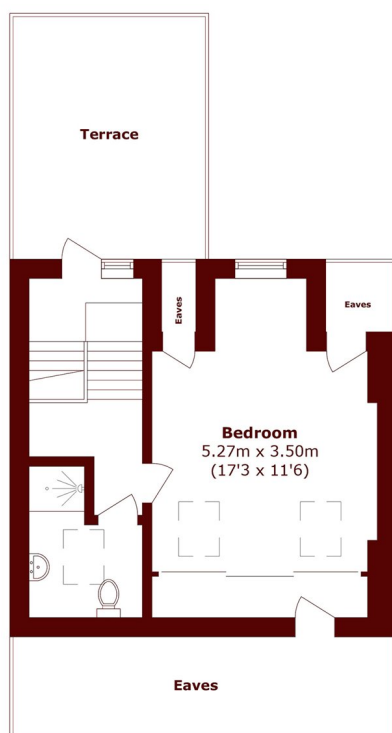




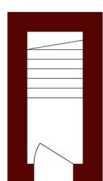




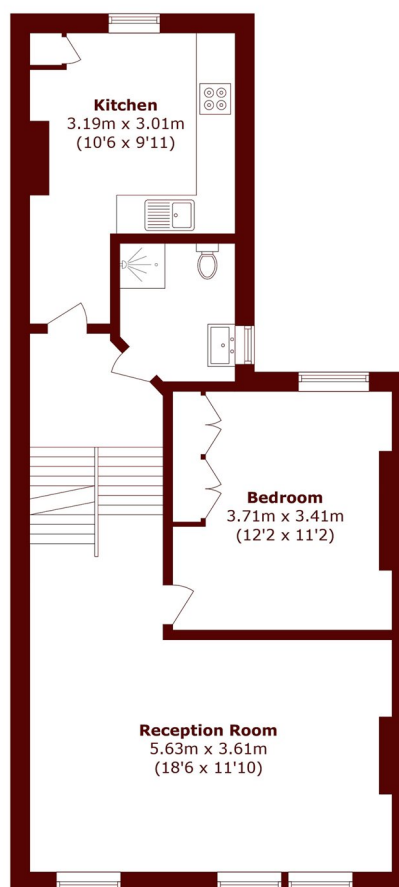
STEP INSIDE TREGOTHNAN ROAD



Third Floor



First Floor



Second Floor

Total area (approx.): 87.6 sq. m (942.9 sq. ft)
Terrace area (approx.): 11.8 sq. m (127 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

**MARSH &
PARSONS**