



# CEDARS ROAD / SW4

## A WELL-PRESENTED THREE DOUBLE BEDROOM PROPERTY ON CEDARS ROAD IN CLAPHAM.

The flat comprises of three good sized double bedrooms, a bright and spacious reception room which leads to a communal garden space. Also benefitting from a modern fitted kitchen, bathroom with a shower over bath and a further ensuite shower room.

Transport can be found at either Clapham Junction overground or Clapham Common underground stations. The amenities of Clapham Old Town, Northcote Road and Clapham Junction are all within walking distance.

EPC Rating: D | Deposit: £3,461.53 | Council Tax Band: C



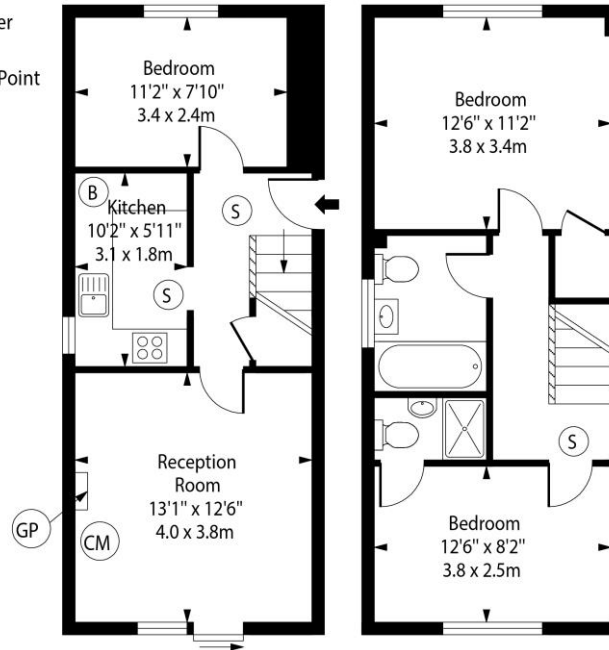
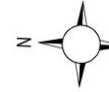
SPACIOUS RECEPTION WITH DINING SPACE | THREE DOUBLE BEDROOMS  
| BATHROOM | ENSUITE SHOWER ROOM | MODERN KITCHEN | COMMUNAL GARDEN | FURNISHED





Cedars Road,  
Clapham, SW4

- Ⓞ - Carbon Dioxide Monitor
- Ⓞ - Smoke Alarm
- Ⓞ - Boiler
- Ⓞ - Gas Point



Ground Floor

First Floor

Approx Gross Internal Area 783 Sq Ft - 72.7 Sq M

For Illustration Purposes Only - Not To Scale

photosandfloorplans.com ©

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

## RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111  
 BELLEVUE ROAD SW17 | 020 3846 0999  
 BALHAM HIGH ROAD SW17 | 020 8767 7079

[www.ramptonbaseley.com](http://www.ramptonbaseley.com)

