



Auction

2 bed apartment to buy in SW4

49 The Chase, London, SW4 0NP

£525,000 Starting Bid

🛏 x2 🪑 x2 🚿 x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Partially Furnished
- ✓ Shops and amenities nearby
- ✓ Fitted Kitchen
- ✓ Double glazing
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Situated on one of Clapham's most sought-after residential streets, just moments from the charm of Clapham Old Town and the expansive green spaces of Clapham Common, this bright and spacious first-floor double-fronted Victorian conversion extends to approximately 58 sq m (624 sq ft) and represents an excellent opportunity for both owner-occupiers and investors alike.

Set within an attractive period building, the property offers two generous double bedrooms and two bathrooms, including a principal bedroom with a full en-suite bathroom featuring a bathtub, in addition to a separate family bathroom. The well-balanced accommodation also includes a spacious reception room and a useful additional storage room, providing flexibility for modern living.

A particular highlight is the recently installed contemporary kitchen, complemented by a range of new appliances and designed with both style and practicality in mind. The property also retains attractive period character, including a working fireplace that serves as a charming focal point within the living space. Large windows throughout allow for an abundance of natural light, enhancing the sense of space and character.

The apartment is presented in good order and offers an appealing combination of period charm and modern convenience. With two large double bedrooms, two bathrooms, a newly fitted kitchen and excellent proportions throughout, it is well suited to professionals, couples, sharers and investors.

The location is exceptionally desirable. Clapham Old Town offers a vibrant selection of independent cafés, restaurants, boutique shops and traditional pubs, while the nearby Battersea Power Station development provides world-class shopping, riverside dining, leisure facilities and entertainment. Clapham Common's 200 acres of open green space are also within easy reach, offering excellent opportunities for recreation, fitness and relaxation.

The property further benefits from excellent transport connections, providing convenient access to Central London, the City and beyond.

Importantly, the property is currently tenanted and generates immediate rental income, making it an attractive proposition for investors seeking a ready-made income-producing asset in a prime South West London location.

Early viewing is highly recommended to fully appreciate the accommodation, character and investment potential this exceptional property has to offer.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 104

Annual Service Charge Amount: £2,250.00

Price: Starting Bid £525,000

Property Type: Apartment

Parking: On Street

Year built: 1880

Construction materials: Brick and block, Timber frame

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

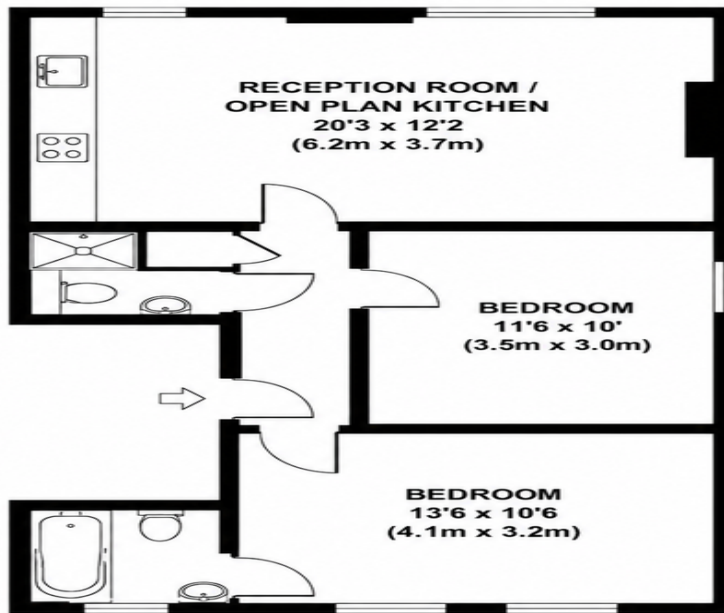
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



**FIRST FLOOR
THE CHASE**

APPROX. GROSS INTERNAL FLOOR AREA 627 SQ FT / 58 SQ M
FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

49 The Chase, London, SW4 0NP

Contact your local branch today for more information on this property:

7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>

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