



**78 GRANTHAM ROAD
LONDON, SW9 9DJ**

**£599,950
SHARE OF FREEHOLD**

A superb split level flat stretched over 1000sqft. The property has the benefit of being offered with no onward chain and having spacious and adaptable accommodation.

On the first floor you have a large landing giving access to all three double bedrooms with room for storage. Up from here and to the rear is both a kitchen/dining room and bathroom. The kitchen has a range of units and integrated appliances as well as plenty of freestanding space, including the perfect spot by the window for the table. Further light pours in through the large Velux window above. The bathroom has both a bath and shower attachment. At the top is a clever, separate and welcoming reception space. Here there is many ways to arrange the room but currently it has three sofas and two work stations.

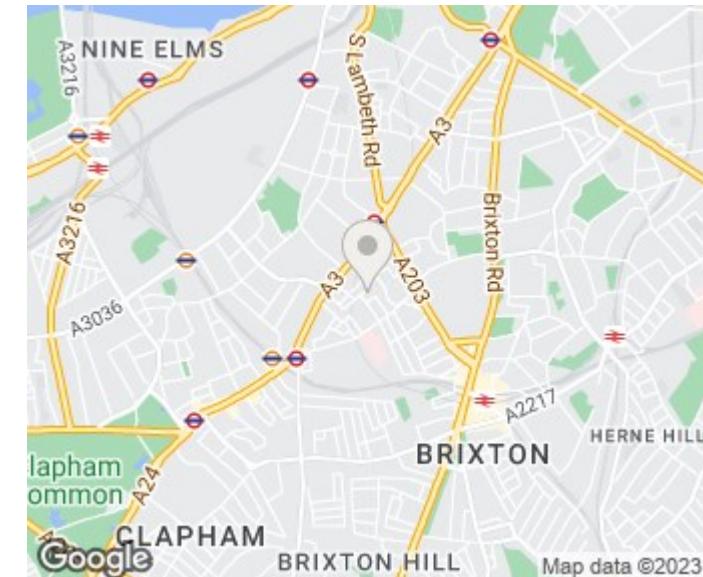
Ideally placed a short walk from Clapham North, Stockwell and Brixton tube stations, as well as Clapham High Street train station and numerous bus links giving a range of transport options to access so much that London has to offer. Including the eclectic range of shops, pubs, restaurants, cafes and gyms.

Grantham Road, London, SW9

Approximate Gross Internal Area = 94.1 sq m / 1012 sq ft



All measurements are in accordance to the RICS Code Of Measuring Practice.
Measurements are approximate & only for illustrative purposes.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.