

**LAURENT**  
RESIDENTIAL



**GRANTHAM ROAD**  
LONDON, SW9 9DJ

**£525,000**  
**SHARE OF FREEHOLD**

## GRANTHAM ROAD

- Three bedrooms • Kitchen/dining room • Separate reception room • Fantastic transport links • No onward chain • Split level



A fantastic split-level flat offering over 1,000 sqft of spacious accommodation.

On the first floor, there is a generous landing that leads to two double bedrooms and one single, all with ample space for storage and wonderful ceiling height.

Upstairs, to the rear, you find a bright kitchen/dining room with a range of fitted units, integrated appliances, and extra space for freestanding furniture. A charming dining area by the window is bathed in natural light, enhanced by a large Velux window overhead.

The bathroom includes both a bath and a shower attachment for added convenience.

At the top level, a clearly designed separate reception area offering a welcoming and versatile space.

Currently arranged with three sofas and two workstations, with options to suit your requirements.

This property is offered with no onward chain and features spacious, adaptable accommodation.

Ideally situated within walking distance of Clapham North, Stockwell, and Brixton tube stations, as well as Clapham High Street train station and multiple bus routes, you'll enjoy excellent transport links to all that London has to offer. The area is packed with a diverse range of shops, pubs, restaurants, a cinema, cafes, gyms, as well as Clapham Common and O2 Academy close by, ensuring there's something for everyone.

Check your broadband and mobile coverage here <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>



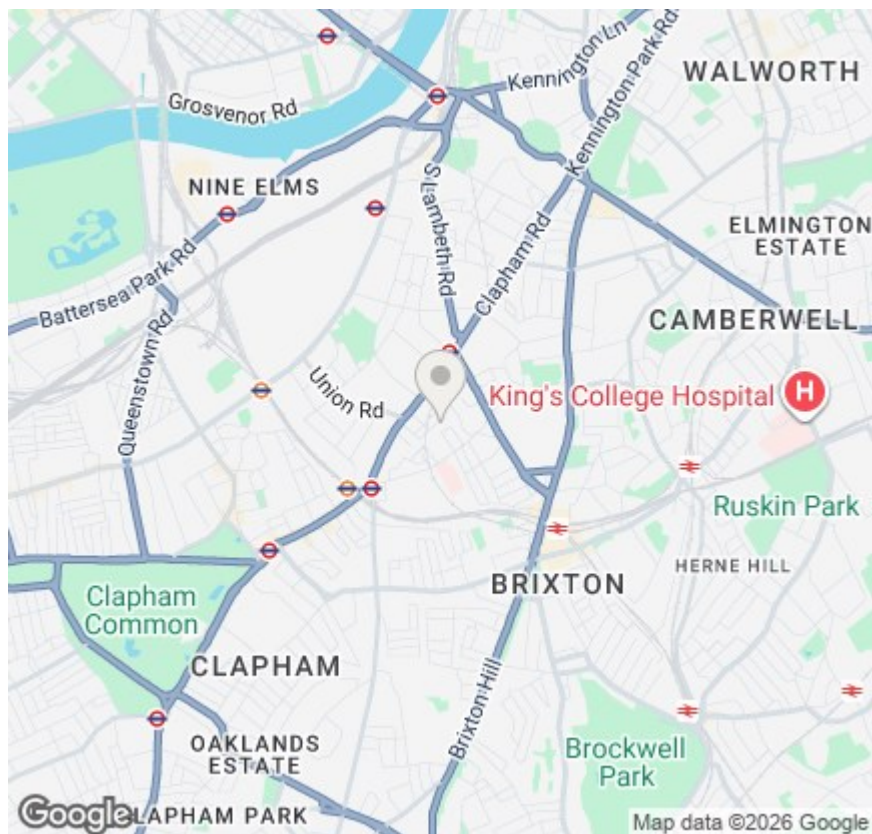
# Grantham Road, London, SW9

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




## GRANTHAM ROAD





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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