



Windmill Drive, London  
SW4

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A stunning two bedroom apartment with views EPC: E

**Hamptons International**  
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2 Bedrooms | 2 Bathrooms | Kitchen/Dining/Sitting Room | Panoramic Views

**Guide Price £700,000 Leasehold**

**Description**

A stunning and unique two bedroom, two bathroom top floor apartment with breathtaking views of Clapham Common and beyond, enviably located on Windmill Drive in the heart of Clapham Common itself. The property comprises; modern fitted kitchen with open plan living space, master bedroom with en suite bathroom, a further bedroom and a modern bathroom.

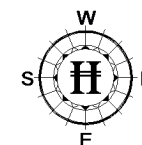
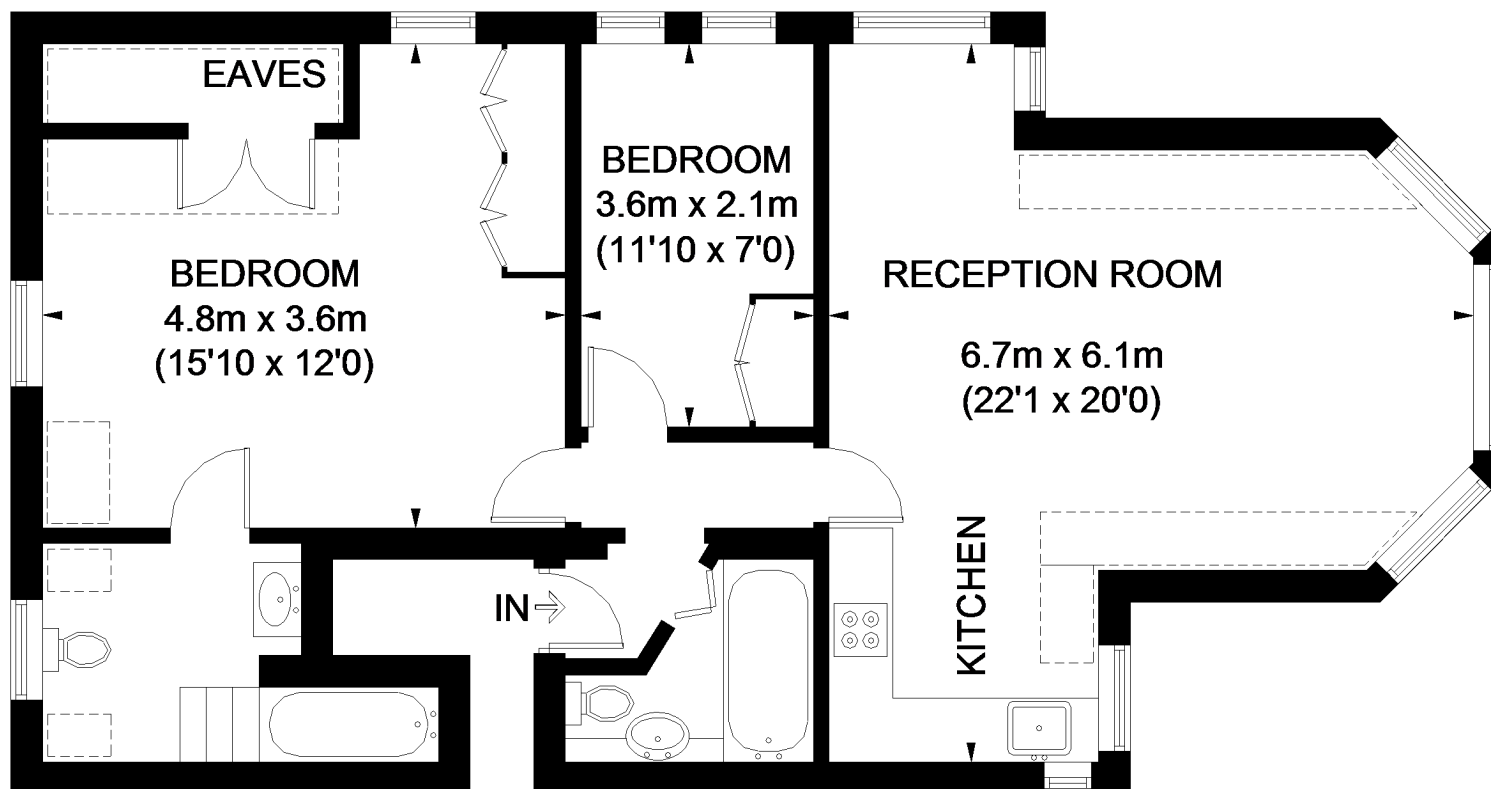
**Location**

Situated in the heart of Clapham Common, the property is ideally located within close proximity to a various selection of shops, bars and restaurants in Clapham High Street and Clapham Old Town. Clapham Common and Clapham South Underground Stations (Northern Line) are equidistant with various good bus routes.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## WINDMILL DRIVE



APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM / EAVES)  
710 SQ. FT. (66.0 SQ. M.)  
REDUCED HEADROOM / EAVES  
99 SQ. FT. (9.2 SQ. M.)  
TOTAL = 809 SQ. FT. (75.2 SQ. M.)

 = REDUCED HEADROOM BELOW 1.5M / 5'0"

## THIRD FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID171924)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

