



Windsor Court, The Pavement  
London, SW4



*Beyond your expectations*



# A two bedroom 3rd floor flat in central location EPC: C

**Hamptons International**

27-31 The Pavement, Clapham, London, SW4 0JE

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

**Asking Price £535,000 Leasehold**

## Description

A two bedroom apartment on the third floor of this purpose built block in the heart of Clapham Old Town within close proximity to Clapham Common underground station (Northern line) and the vibrant and very popular Clapham High Street. The property provides uninterrupted views of the vast, green open spaces of Clapham Common. In brief, comprises two bedrooms, bathroom, kitchen and main reception area.

## Location

Situated in the heart of Clapham Common Old Town with views across the Clapham Common.

## Additional Information

Lease 160 years

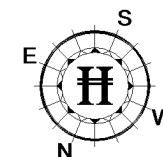
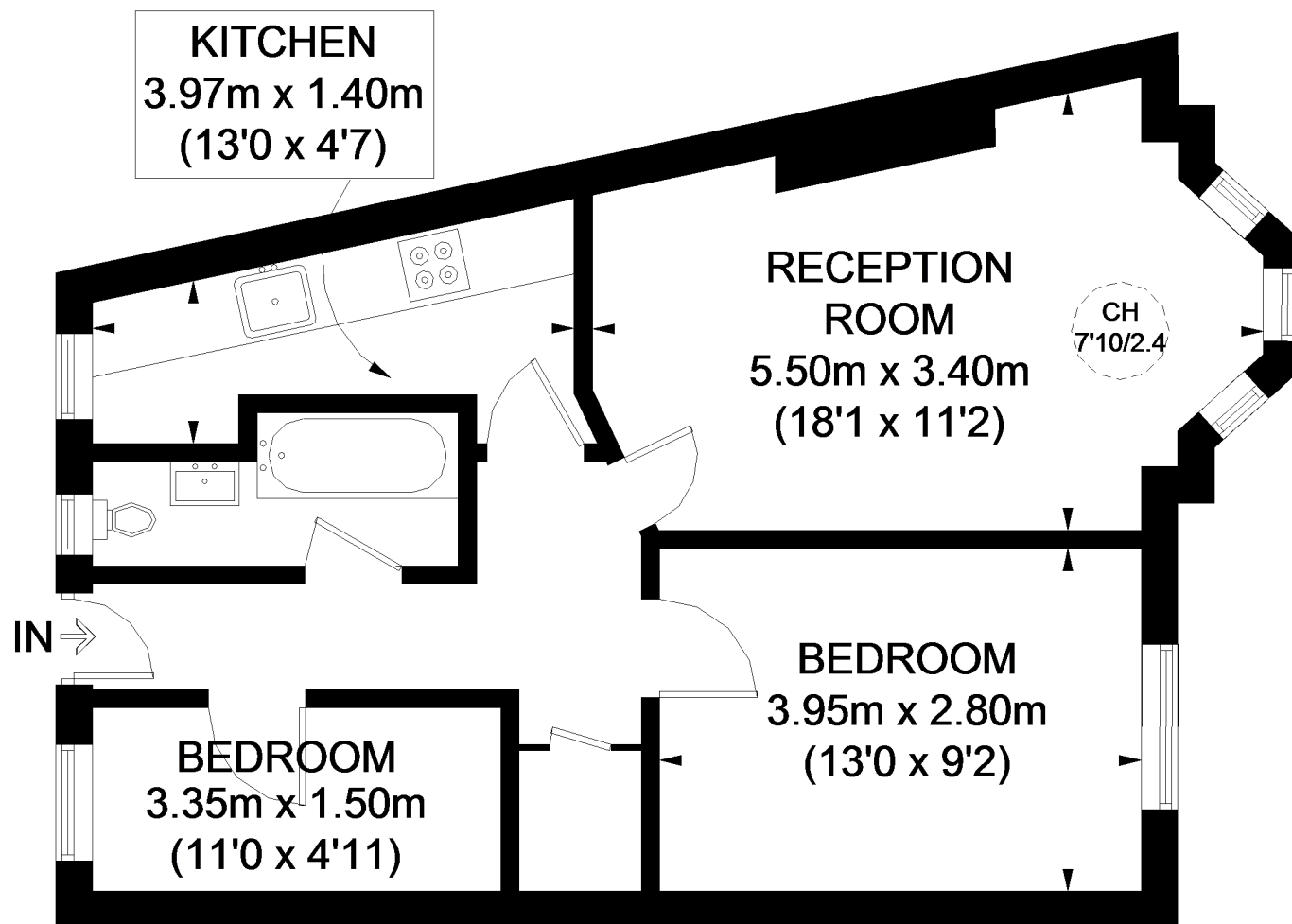
Service Charge - £1,359.29 PA

Ground Rent - £100 PA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# WINDSOR COURT



○ = CEILING HEIGHT

APPROXIMATE GROSS INTERNAL AREA  
551 SQ. FT. (51.2 SQ. M.)

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 (ID282628)

## THIRD FLOOR

**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.

