

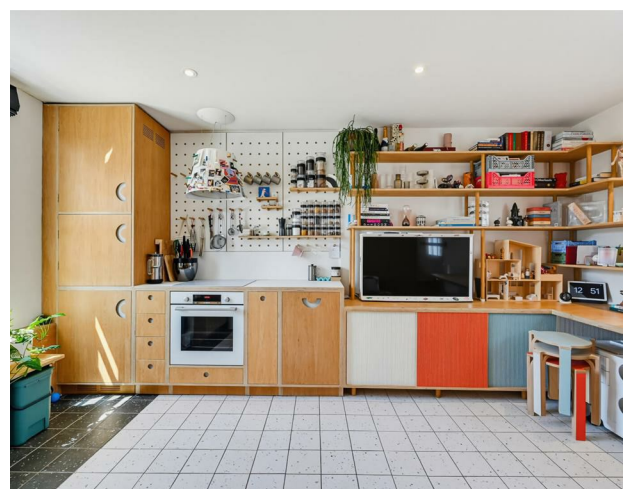
Flat 8, 90 Clapham Road, London, SW9 0JJ

Guide Price £275,000

EPC Rating: C Council Tax Band: C

Avrasons

Est. 1965



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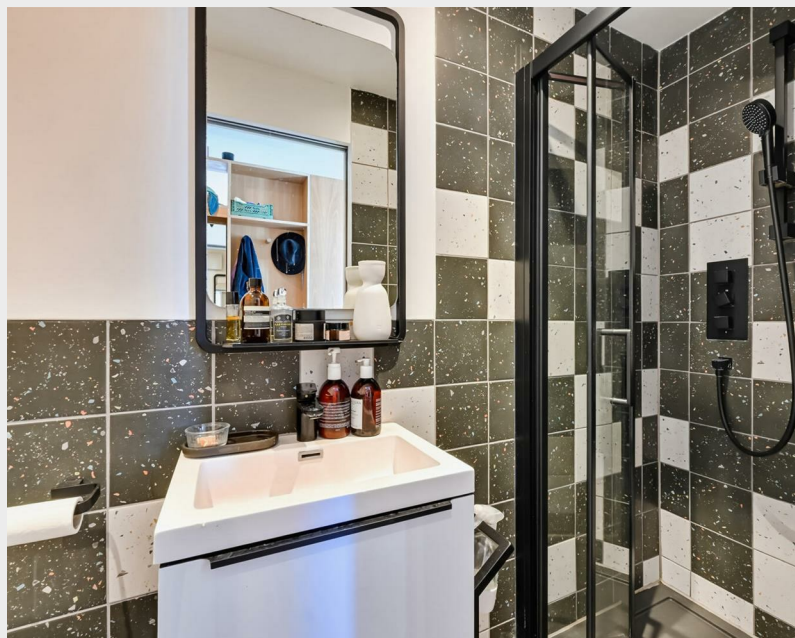
Council Tax Band: C

Exceptional Architect Designed Studio | Bespoke Joinery | 295 Sq Ft

A truly exceptional architect-designed studio apartment, occupying the third floor of an attractive period building and offering approximately 295 sq ft of beautifully crafted living space moments from Oval Underground Station.

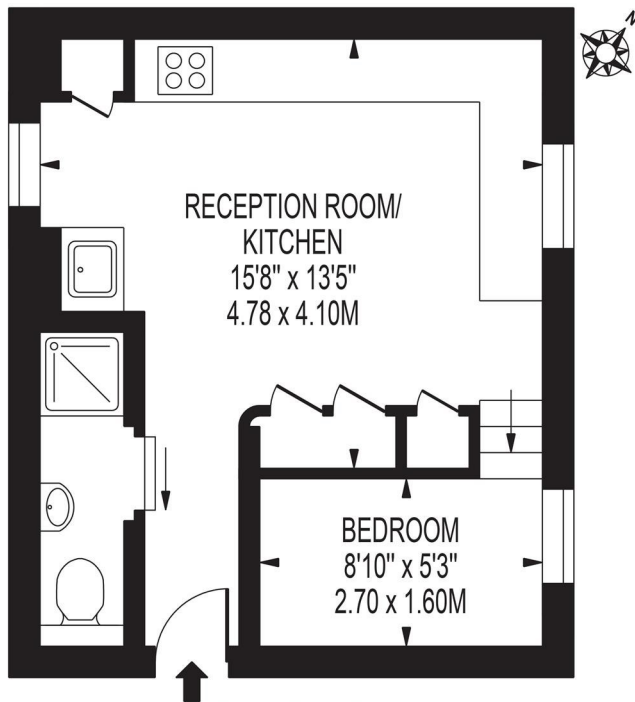
Thoughtfully redesigned to maximise every inch of space, this unique home combines contemporary design with outstanding functionality. Bespoke handcrafted joinery has been integrated throughout, creating distinct zones for living, dining, working and sleeping, whilst providing an impressive amount of hidden storage rarely found in properties of this size.





CLAPHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 295 SQ FT - 27.40 SQ M



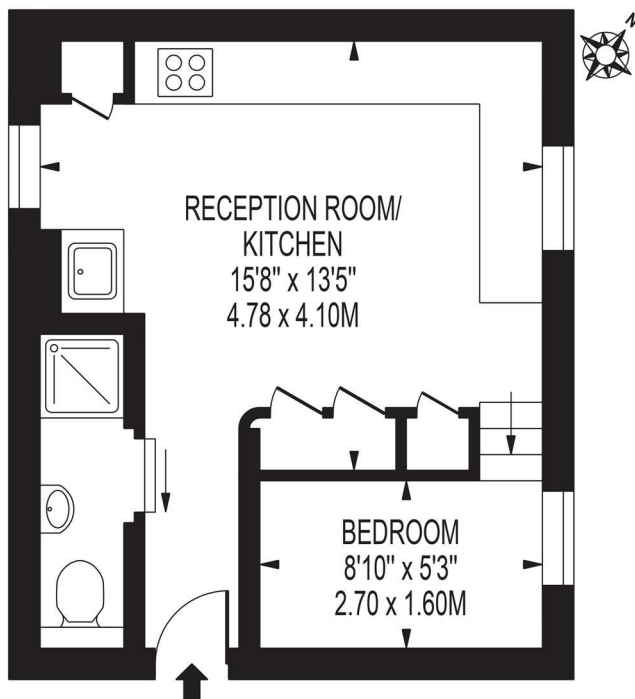
THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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16-18 Brixton Road
London
Oval
SW9 6BU
02075824011 - Option
sales@avrasons.co.uk
www.avrasons.co.uk

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