



CLAUDIA PLACE, LONDON, SW19
£485,000

Carter Jonas

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Set within the peaceful surroundings of Claudia Place, this light filled two-bedroom split level flat offers an exceptional combination of space, privacy and convenience.

Arranged over two levels, the home is bright and inviting throughout. The spacious reception room enjoys abundant natural light and includes an open plan kitchen with excellent storage and workspace. There are doors leading out to a large south facing garden which lends itself perfectly for alfresco dining and relaxed outdoor living. There are two good sized bedrooms and a family bathroom.

Ideally located, the property is just moments from the open green expanses of Wimbledon Common, offering miles of woodland walking and cycling paths. The vibrant shops, cafés and restaurants of Southfields are also within easy reach, providing a friendly neighbourhood hub and excellent transport links.

A BEAUTIFULLY PRESENTED TWO BEDROOM SPLIT LEVEL FLAT IN THIS POPULAR DEVELOPMENT, WITH A LARGE SOUTH FACING GARDEN, PRIVATE ENTRANCE AND ITS OWN ALLOCATED PARKING SPACE.



AMENITIES

- Two bedrooms
- Excellent entertaining space
- Off street parking
- Long lease
- Split level
- Private entrance

TENURE Leasehold

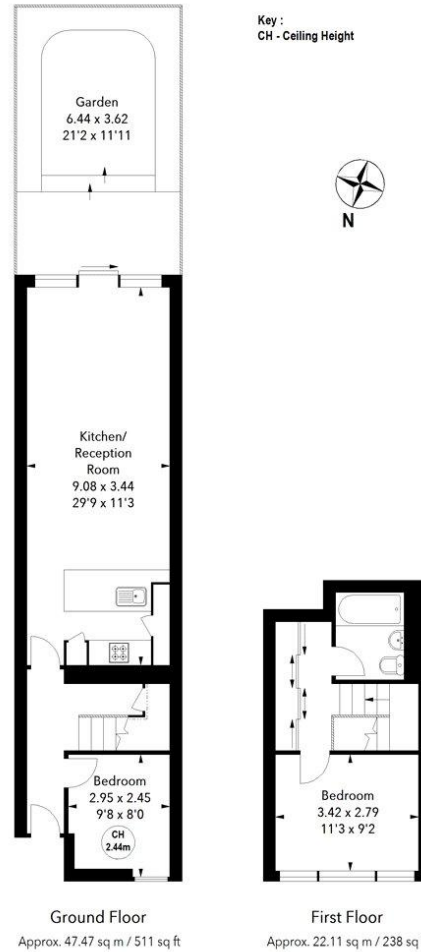
LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C



Claudia Place, SW19

Approximate Area = 69.58 sq m / 749 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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