



The Library Building, St. Luke's Avenue, Clapham, SW4

Asking Price: £450,000

 Benham
& Reeves

The Library Building, St. Luke's Avenue, Clapham, SW4

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A beautiful one bedroom flat spanning approximately 531 square feet set on the 9th floor. The open-plan living room and kitchen provides a bright and airy atmosphere with large floor to ceiling windows, leading to the balcony which provides fantastic views of the city. The kitchen includes integrated appliances and is finished to a high standard with Siemens appliances. The bedroom is spacious and includes a Juliet balcony and built-in wardrobes providing additional storage. You also have a superb three piece bathroom with Villeroy & Boch fixtures.

The Library Building is an award winning development ideally situated on the corner of Clapham High Street. There is a vast variety of shops and restaurants closely and the development includes lift access, concierge and two fantastic communal roof terraces.

Residents enjoy the benefits of being in close proximity to transport. Clapham Common tube station, Clapham High Street station and Clapham North Underground station all under a mile away.

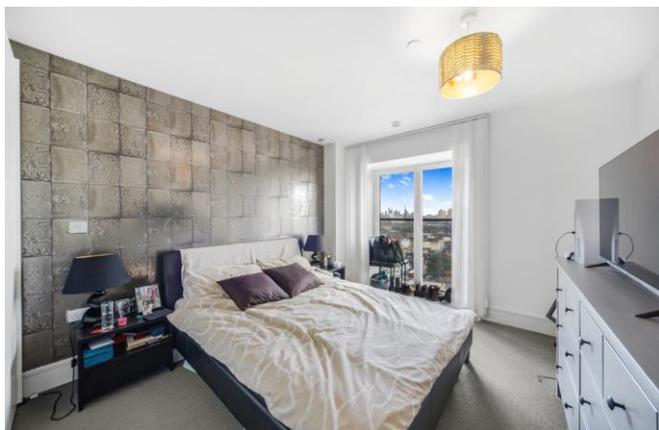


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Property Features:

- One Bedroom
- One Bathroom
- Ninth Floor
- 531 Square Feet (Approx.)
- Private Balcony
- City Views
- Communal Roof Terrace
- Concierge
- Clapham High Street Station: 0.2 miles - Overground
- Clapham Common Underground Station: 0.2 miles - Northern Line
- Clapham North Underground Station: 0.2 miles - Northern line

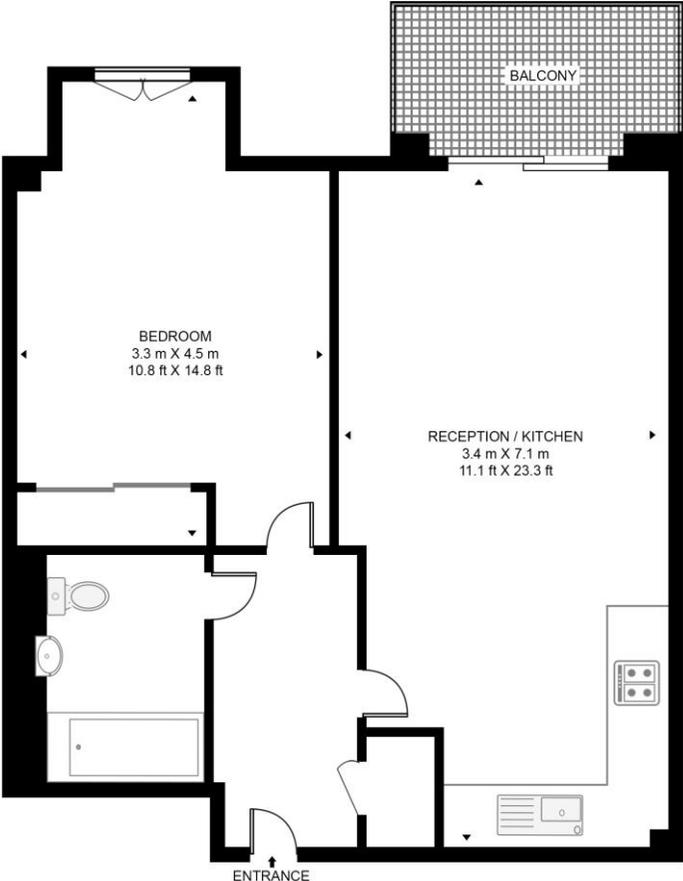


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THE LIBRARY BUILDING, ST LUKES AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA 531 SQ.FT (49.3 SQ.M)



NINTH FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£450,000
Tenure:	Leasehold Expires 28/09/2261 Approximately 236 Years Remaining
Ground Rent:	£300.00 (per annum) For the year 2025
Service Charge:	£3,505.00 (per annum) For the year 2025
Anticipated Rent:	£1,950.00 pcm Approx. 5.2 % Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: KEN220182

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