

Ducie Street | Clapham/Brixton, SW4



£1,100,000
Freehold

Ducie Street | Clapham/Brixton, SW4



An exciting opportunity to purchase this substantial property on a quiet residential road between Clapham and Brixton. Coming on the market for the first time in a very long time, the property is currently set up as 2 self-contained flats.

The ground floor contains a charming one bedroom flat with a direct access to the garden and new windows installed only a couple of years ago.

The top two floors contain a very spacious 3 double bedroom flat which has been extensively refurbished a couple of years ago. It included re-wiring, new windows, new kitchen, new bathroom suite and new flooring.

Ideally located within this desirable residential pocket between Brixton and Clapham with numerous bars, shops and restaurants only a short walk away.

Transport links are excellent and include Brixton tube station (Victoria Line) and Clapham North (Northern Line) tube stations as well as numerous bus links.

EPC C (ground floor flat) and D (top flat).

Lambeth council tax band C (ground floor flat) and D (top flat).

On street residents permit parking available on application.

Ducie Street, SW4

4 Bedroom House

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **1646 SQ FT / 152.9 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **1566 SQ FT / 145.5 SQ M**



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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



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