

195 Cedars Road, SW4

M<sup>OV</sup>ELI



# 195 Cedars Road, SW4

**2 BED Flat | 796.00 sq ft | Leasehold**

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This two-bedroom, two-bathroom property measures 796 sq ft (74 sq m). There is off-street parking, communal gardens and the flat is situated close to Clapham Common. No Chain.

There is a large open plan kitchen/reception room with wood flooring and two balconies. Two double bedrooms and two bathrooms (one is ensuite). There is also a communal bike store on the ground level and a video camera entry phone.

Willow Lodge is situated at the northern end of Cedars Road, close to the wide-open spaces of Clapham Common and is well placed for local shops and restaurants on both Queenstown Road and Lavender Hill. Conveniently located equidistant between Clapham Common tube and Clapham Junction railway station, there are also excellent local bus routes and a mainline station at Wandsworth Road.




- Two bedrooms
- Two bathrooms
- 796 sq ft (74 sq m)
- Communal gardens
- Off street parking
- Inside bike lock up area
- Two balconies
- Close to Clapham Common
- No Chain
- Video camera entry phone







## Location

-  Property Location
-  Overground Station
-  Underground Station

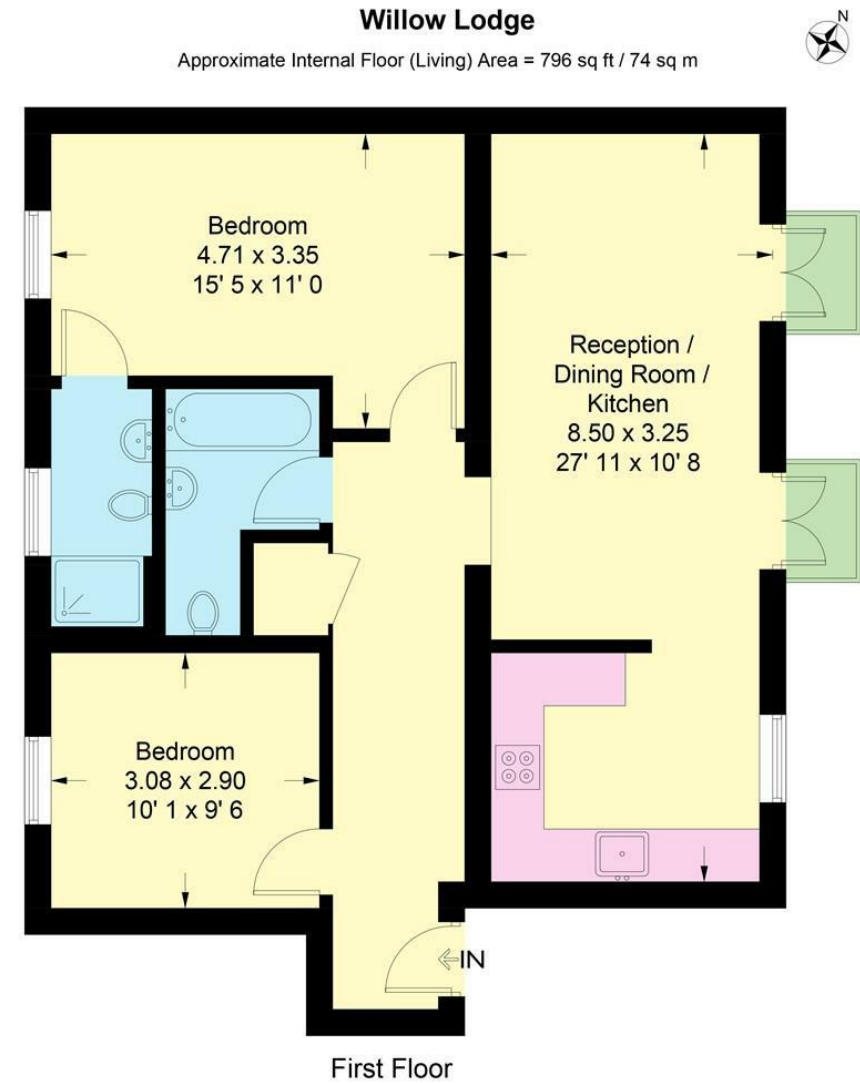
## Energy Efficiency (EPC)

	Rating	Score
Current:	<b>C</b>	<b>79</b>
Potential:	<b>B</b>	<b>81</b>



## Floor plan

796.00 sq ft



Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in  
 accordance with the current edition of the RICS Code of Measuring Practice

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## Paul Clappison

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