

# Daley Thompson Way | London, SW8



**Guide Price £300,000**  
**Leasehold**

• Well Presented Maisonette • Private Entrance • One Bedroom • Reception Room and Separate Kitchen • Bathroom with Shower • Laminate Wooden Flooring • Excellent Transport Links • Walking Distance to Clapham Common • CHAIN FREE • 101 Year Lease

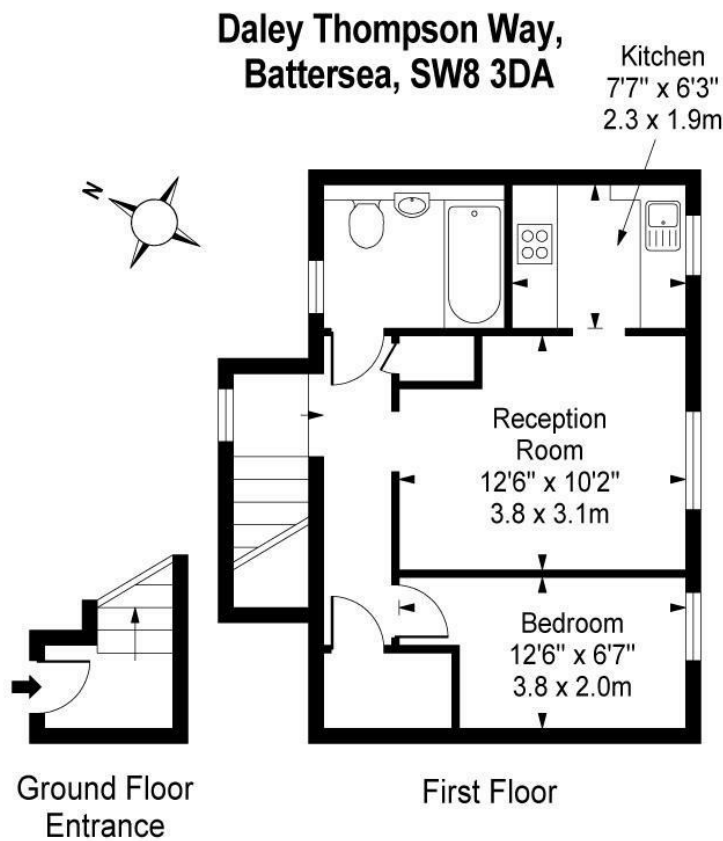
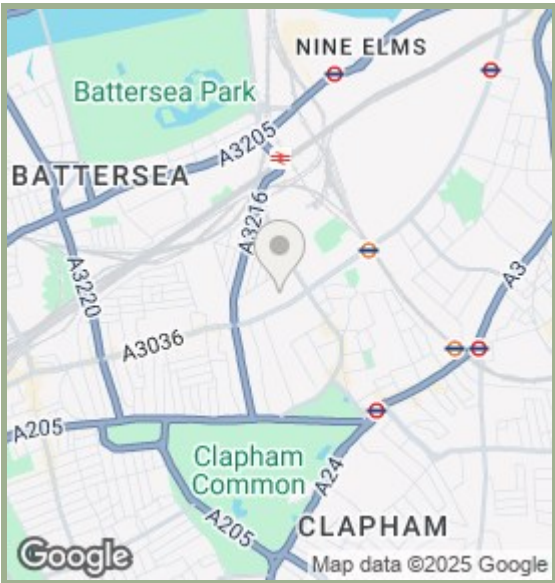
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Well proportioned and well presented one bedroom maisonette with its own private entrance located in quiet residential spot just north of Clapham Old Town and within easy reach of Lavender Hill and Clapham Common.

With access on the ground floor there are stairs up to the 441 sq ft accommodation which comprises reception room, separate kitchen, bedroom with walk in wardrobe alongside and bathroom with shower. Also features a large fitted storage cupboard. Off street resident's parking permit available through Lambeth. Has excellent transport links, well placed for Clapham Common Tube, Wandsworth Road and Queenstown Road Overground (10 minutes to Waterloo) as well as good choice of buses into the West End and City.

Also benefits from great choice of local shops, bars, restaurants and coffee shops. Lambeth Council Tax Band B. Annual Service Charge of £961. Offered chain free with long lease of 101 years remaining. Ideal first time buy or investment property, well worth viewing.



Approx Gross Internal Area **441 Sq Ft - 41.0 Sq M**  
For Illustration Purposes Only - Not To Scale  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.



**Eden Harper**  
64 Battersea Park Road, London, SW11 4JP  
**0207 720 1116**  
info@edenharper.com  
www.edenharper.com