



THE LATITUDE BUILDING, CLAPHAM COMMON SOUTH SIDE, SW4

Carter Jonas

THE LATITUDE BUILDING, CLAPHAM COMMON SOUTH SIDE

Bright, lateral, and recently refurbished apartment, located within a landmark building on the south side of Clapham Common, opposite the green expanse of the Common and Northern Line tube. Chain free.

Situated in a modern development called The Latitude, a former maternity hospital in the Queen Anne Revival-style, this fabulous bright and spacious c. 809 sq ft apartment offers great lateral space, two-double bedrooms, a long lease, and its own allocated underground parking space.

The apartment has recently been fully refurbished by the current owners, updating the kitchen, both bathrooms and installing new engineered hardwood flooring and new carpets.

The apartment features a bright, open-plan kitchen/living room with ample space for seating and dining areas. The large principal bedroom has built-in wardrobes and an en-suite shower room. The second bedroom is also a spacious double bedroom and is conveniently located across the hallway from the main bathroom. The property benefits from a spacious hallway with large storage cupboards.

Lease Length: 231 years remaining
Service Charge: approx. £4250 pa
Ground Rent: £275 pa

AMENITIES

- Two double bedrooms
- Large open plan kitchen reception room
- Two bathrooms (one en-suite)
- Recently refurbished including new bathrooms, flooring, kitchen
- Allocated underground parking space
- First floor
- Built-in storage
- Chain free

TENURE Leasehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D





The Latitude Building, SW4

Approximate Area = 75.16 sq m / 809 sq ft

Key :
CH - Ceiling Height



First Floor

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		79
(55-68)	63	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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