

THE MODERN HOUSE



Park Lofts
Lyham Road, London SW2

£990,000 Share of Freehold

This cleverly conceived three-bedroom apartment is arranged across the second and third floors of Park Lofts, a Grade II listed former Victorian school house, minutes from Clapham Common and Abbeville Village.

Accommodation is configured around an expansive open-plan living and dining room. This room has two large, segmental arched windows, bathing the entire floor in wonderful levels of natural light, while offering exceptional views north, towards the city. The ceilings are double height and accentuate the sense of space in this part of the apartment. The east-facing wall is lined with a built-in book case, overlooked by a small mezzanine, allowing the two levels of the apartment to flow together seamlessly. A large master bedroom with en-suite bathroom and a modern kitchen share this floor.

The third floor is shared between a further two bedrooms and a mezzanine area, used by the current owner as a

THE MODERN HOUSE



study. A bathroom has been ingeniously configured across this floor; the result are separate bath and washrooms which are linked by a large walk-in shower.

The area is rich in cafes, boutiques and restaurants. Venn Street in Clapham is a particularly notable destination, as is The Pavement on the edge of Clapham Common, where The Dairy serves seasonal Modern European dishes of incredibly high quality. The vibrancy of Brixton's dining scene is well documented; the Village, Market Row and Acre Lane are all well-trodden destinations. Abbeville Village, a short walk away, is home to a parade of boutique shops, restaurants and pubs, including The Ginger Pig, Gail's and Le Bonne Heure. Both Clapham and Brixton also have weekly farmers' markets.



There are two independent cinemas in the area and for green space there is Clapham Common and Brockwell Park, the latter well known of its open-air lido.

The apartment has its own private parking space, with gated access for residents.

Park Lofts is approximately ten minutes' walk from three Underground stations, Clapham North (Northern Line), Clapham Common (London Overground) and Brixton (Victoria Line). There are also mainline train stations at Brixton and Clapham High Street and, a little further afield, at Clapham Junction.

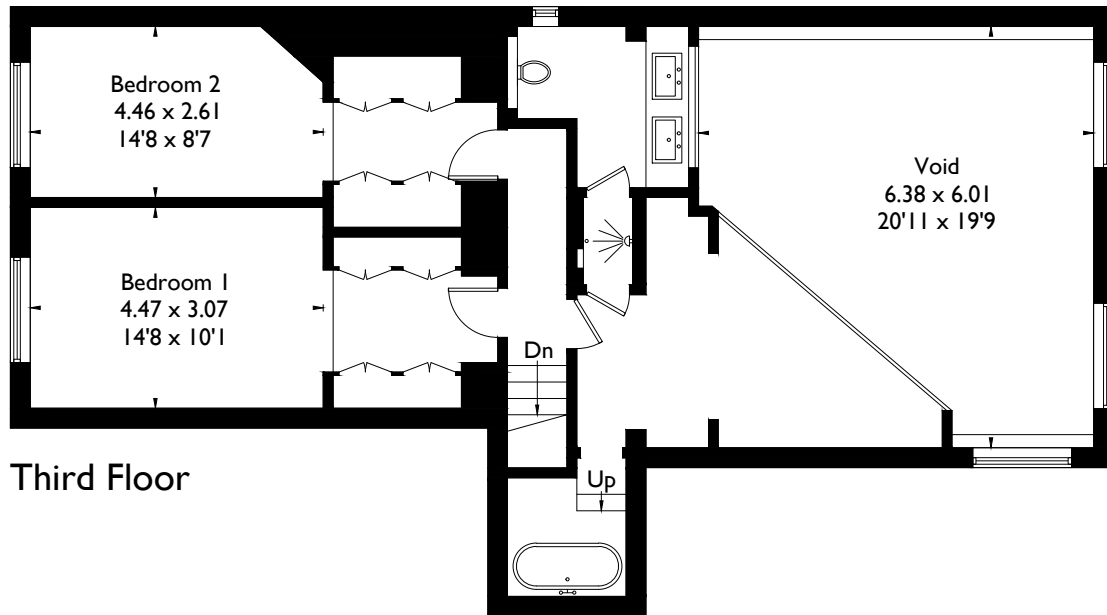


Tenure: Share of Freehold
Lease Length: approx. 980 years
Service Charge: approx. £3,921 per annum

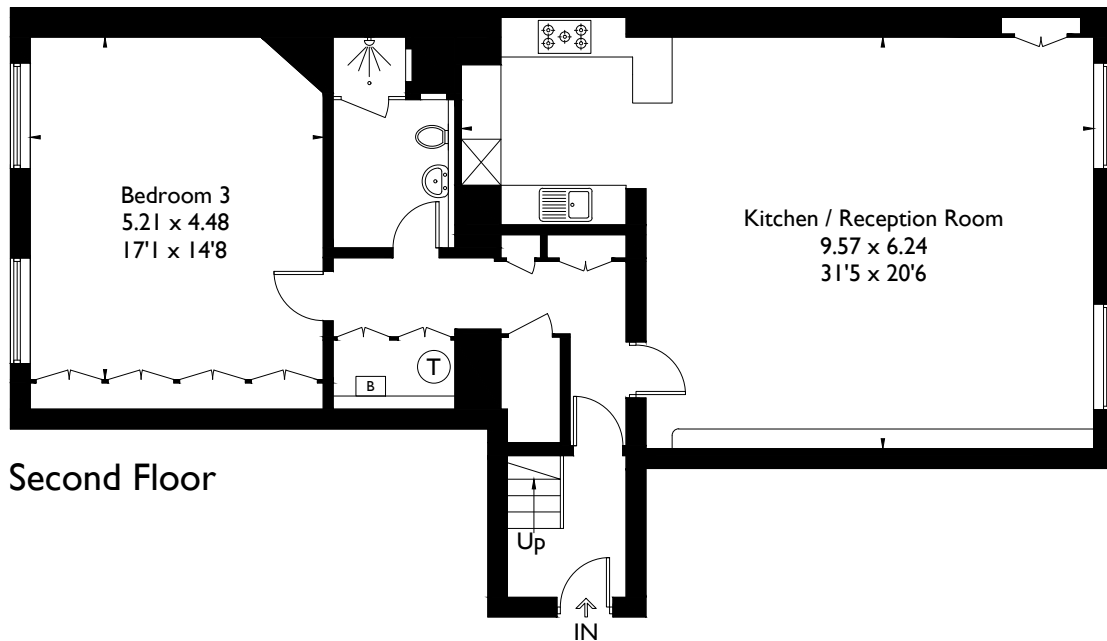
THE MODERN HOUSE

Lyham Road, SW2

Approximate Gross Internal Area = 174.1 sq m / 1874 sq ft
(Excluding Void)



Third Floor



Second Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 223150

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.