



FIRST FLOOR - UNION ROAD, CLAPHAM, SW4
£285 000 - Share of freehold

- Reception/Kitchen
- Bathroom
- 1 Bedroom (En Suite)
- Shower room

Set within a converted period property, this fantastic one bedroomed first floor flat has been completely refurbished and offers well proportioned living space with a fresh modern interior and contemporary fixtures and fittings. The property comprises reception room, smart open-plan kitchen, double bedroom, guest cloakroom bedroom, and bathroom. The property is within easy reach of the amenities of Clapham High Street, local transport links include Clapham North Underground Station (Northern Line) and Clapham High Street Station (National Rail).

UKPS Rental Guarantee

This property is offered for purchase with a UKPS guaranteed rental for 3 years at £1,000pm.

UKPS Management will tenant and manage the property for a reduced fee of 3% of the monthly rental. Return on investment can achieve up to 6.5% per annum depending on the mortgage facility obtained. This return is before capital growth is taken into account.

For Sale

UK Property Specialist Ltd

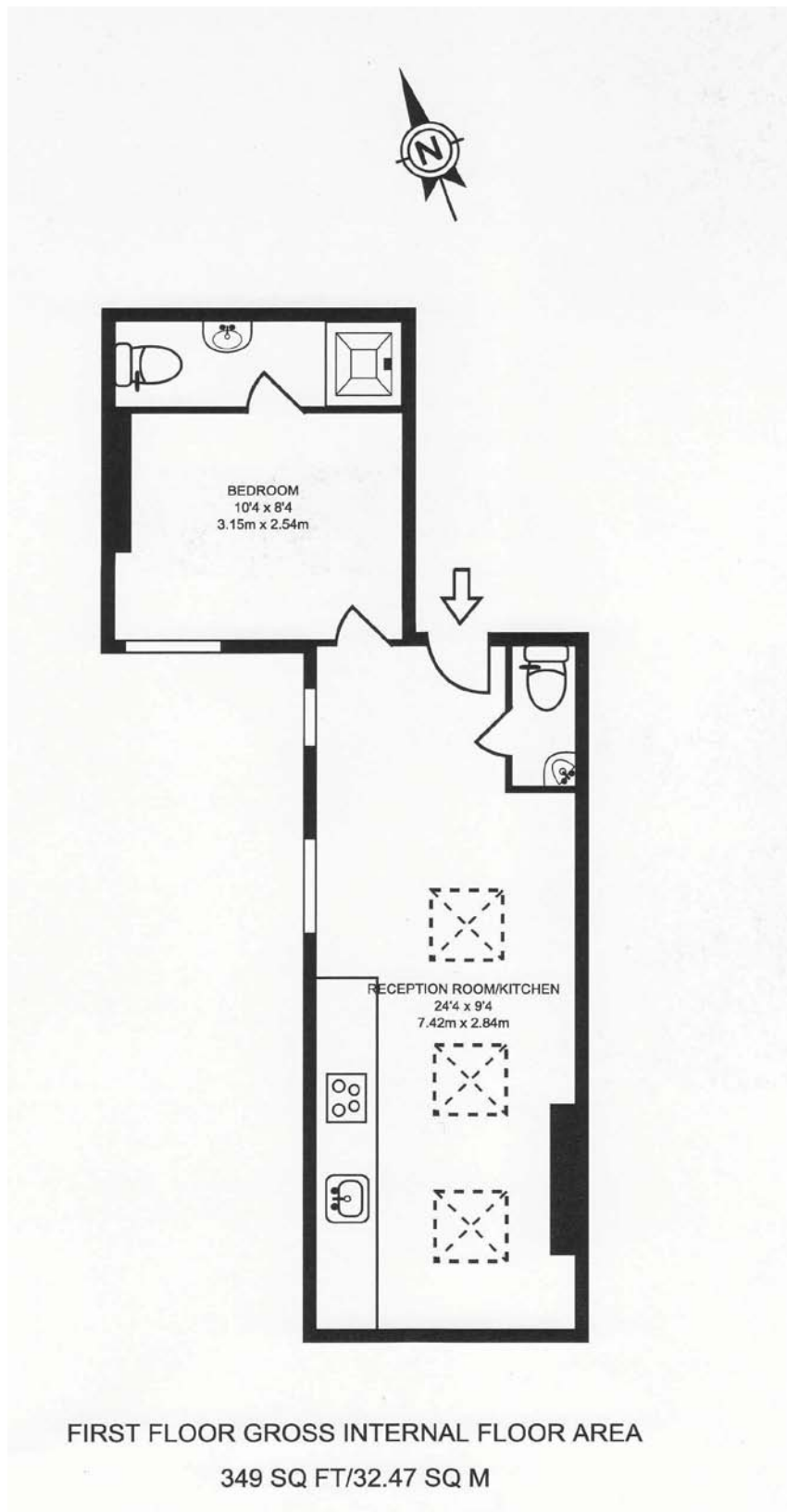
An Intelligent Investment



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The property is entered via a communal entrance on the ground floor and stairs to the First Floor

FIRST FLOOR

Reception Room/Kitchen 24'4 x 9'4

Front-aspect windows, double radiators, recessed low voltage halogen spotlights



Bedroom 10'4 x 8'4

Side-aspect double glazed window, double radiators, low voltage halogen spotlights



En Suite Shower Room 10'4 x 3'4

Guest Cloakroom



ADDITIONAL FEATURES

Garden

Access to rear garden is shared with the ground floor unit