

## NEW INSTRUCTION

### The Printworks, 139 Clapham Road, London SW9

Prices from  
£325,000



A stunning residential warehouse conversion located within a Conservation Area and close proximity to Central London. Complete in May 2016.

- The area has seen rental values increase by 50% over past 4 years
- The location attracts strong rental demand from young professionals due to easy access and close proximity to Central London
- The development is within walking distance to neighbouring Clapham's eclectic mix of bars and restaurants and Clapham Common
- The area is undergoing large scale regeneration, attracting larger developers and house builders to the area resulting in increasing property values

Residents will be within a 10 minute walk of both Stockwell (Victoria and Northern line) and Oval (Northern line) stations. Average journey times from Stockwell include:

<b>Victoria</b>	6 mins	<b>London Bridge</b>	7 mins	<b>Waterloo</b>	8 mins
<b>Green Park</b>	7 mins	<b>Bank</b>	9 mins	<b>King's Cross</b>	16 mins
<b>Oxford Circus</b>	10 mins	<b>Westminster</b>	13 mins	<b>Canary Wharf</b>	20 mins

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