



A wonderful two bedroom flat with a private garden

**Cologne Road, London, SW11**

Share of Freehold



Reception Room • Open-plan kitchen • Two bedrooms  
• One bathroom • Private garden

#### Local information

Cologne Road is a quiet tree lined road situated just off St John's Hill. It is well placed for the variety of excellent local shops and restaurants at Clapham Junction and St John's Hill. Transport is nearby with Clapham Junction mainline station 0.4 miles and Wandsworth Town 0.4 miles distance, along with numerous bus services.

#### About this property

This wonderful two bedroom flat has a light and airy feel to it, upon entry to your right is the warm and cosy reception room, with built in shelves for storage and a large bay window allowing light to fill the room. The open-plan kitchen has fully integrated appliances and plenty of built in storage.

The two double bedrooms are located to the rear of the property, with built in storage and a bathroom nearby with a joint bath and shower. The primary bedroom allows access out to the private garden, perfect for entertaining.

#### Tenure

Share of Freehold

#### Local Authority

London Borough of Wandsworth

EPC rating = D

#### Viewing

Strictly by appointment with Savills







Cologne Road, London, SW11  
Gross internal area (approx) 593 sq. ft.

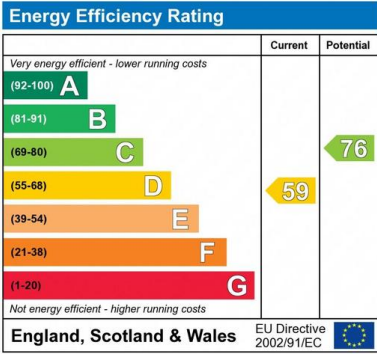
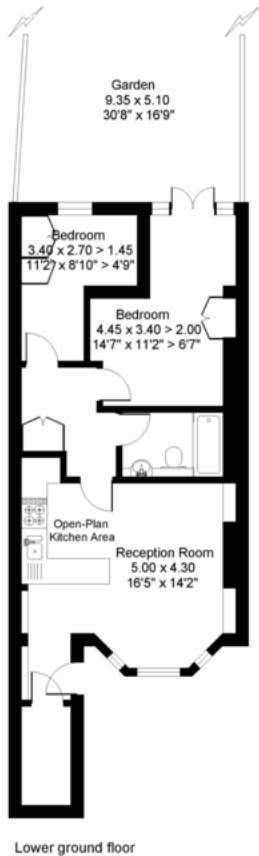


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Cologne Road, SW11  
Gross internal area (approx.):  
55.1 sq.m. (593 sq.ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



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