

A split level two bedroom two bathroom apartment

Almeric Road, London, SW11

Share of Freehold



Reception room • Open plan kitchen • Two bedrooms • Two bathrooms • Balcony • Eaves storage

Local information

Almeric Road is ideally situated on this popular road Between the Commons close to the shops, cafes and restaurants of Northcote Road and Battersea Rise.

Transport is close by with Clapham Junction providing direct links to both London Victoria and London Waterloo. The wide open spaces of Wandsworth Common and Clapham Common are also close by. Dolphin School and Belleville Primary School are 0.2 miles away from Almeric Road.

About this property

Occupying the top two floors of this Victorian terrace house is this stunning, recently refurbished two bedroom flat, which offers a wealth of flexible living and entertaining space together with an enviable location Between the Commons. The second floor comprises a double bedroom with a recently refurbished en suite bathroom, a second double bedroom and a separate, also recently refurbished, shower room.

The third floor features the open plan kitchen and living space, which benefits from floor to ceiling windows bringing an abundance of light into the room and a door allowing access to the balcony. The kitchen itself features a range of modern units. The property also benefits from eaves space which is perfect for secondary storage.

Tenure

Share of Freehold

Local Authority

London Borough of Wandsworth

EPC rating = C

Viewing

Strictly by appointment with Savills





Almeric Road, London, SW11
Gross internal area (approx) 682 sq. ft.



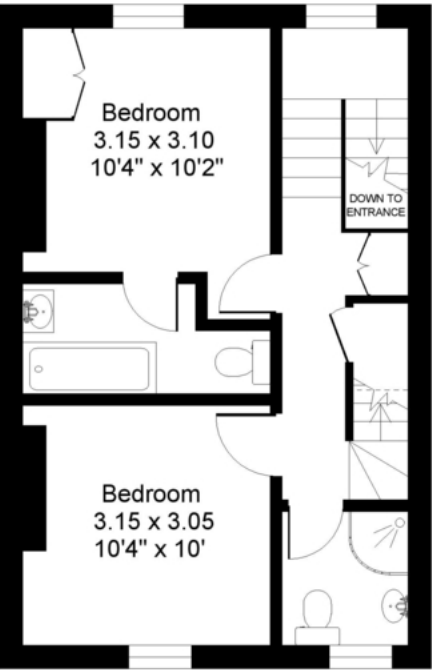
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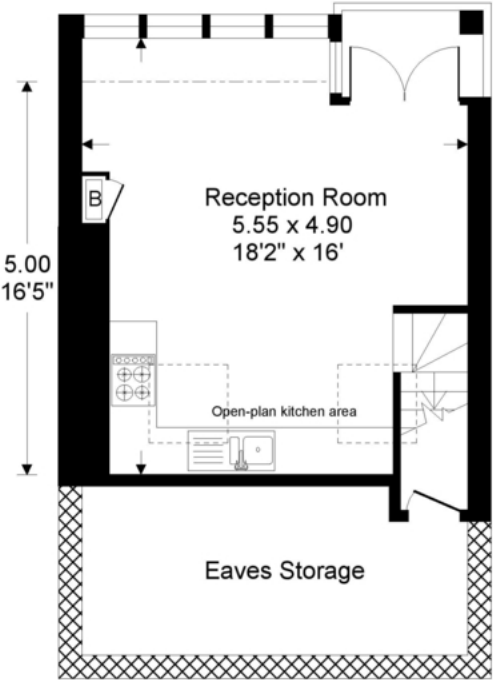
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Almeric Road, SW11

Gross internal area (approx.):
63.3 sq.m. (682 sq.ft.)
Plus 10.7 sq.m. (108 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Second floor
414 Sq.ft.



Third floor
268 Sq.ft.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 73 |
| (55-68) 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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