



Two bedroom two bathroom flat with over 1000 sq. ft. of living space

Brussels Road, London, SW11

£899,999 Share of Freehold

savills

Over 1000 sq. ft. of living space • Reception/dining room •
Open-plan kitchen • Two bedrooms • Two bathrooms • Study •
Private balcony and garden • Nearby fantastic local amenities •
Close to superb transport links

Local Information

Brussels Road is located in the heart of Battersea just off St. John's Hill. The area benefits from the local amenities of the shops, bars and restaurants of St. John's Hill as well as those of Clapham Junction, Battersea Rise and Northcote Road. Wandsworth and Clapham Common are in close proximity.

There are excellent transport links in the area from Clapham Junction Station providing direct services into London Victoria, as well as the South West.

About this property

This fantastic two bedroom two bathroom split level flat has a private garden and balcony, with over 1000 sq. ft. of living space. With entrance on the raised ground floor, the reception room is to your left with a comfortable seating area, a fireplace creating a warm and homely feel to it and a large bay window allowing natural light to fill the room.

The open-plan kitchen has fully integrated appliances, plenty of built in storage and provides direct access to the balcony and large garden, perfect for entertaining. The study is situated nearby with shelving and built in storage space, perfect for work from home.

Two sizeable double bedrooms are found on the lower ground floor, also with built in storage space. The primary double bedroom has a modern en suite bathroom and a bay window creating a light and airy feel to the room.

The second spacious bathroom is located nearby the second bedroom with a joint shower and bath, completing the property.

Tenure

Share of Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Office. Telephone: +44 (0) 20 3428 2222.





Brussels Road, London, SW11
Gross Internal Area 1048 sq ft, 97.4 m²

Adam Camplin
Northcote Road
+44 (0) 20 3428 2222
adam.camplin@savills.com



BRUSSELS ROAD, SW11

Approx. gross internal area 1048 Sq Ft. / 97.4 Sq M



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID726986)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	75
(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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