

# A superb one bedroom maisonette in a highly desirable location.

Comyn Road, London, SW11



Offers in excess of £425,000 Share of Freehold

### Reception/Dining room • Kitchen • Bedroom • Bathroom

#### Local Information

Comyn Road is situated just of St. John's Road with the popular shops, bars and restaurants of Northcote Road, Lavender Hill and St John's Hill in close proximity.

Transport links are excellent with Clapham Junction station approximately 0.2 miles away and numerous bus routes going North of the River.

The open spaces of Wandsworth Common are approximately 0.3 miles away and offer wonderful green open space to enjoy.

### About this property

Situated in a fantastic location near to the open expanses of Wandsworth Common is this superb one bedroom maisonette.

The reception/dining room is located to the front and boasts a wealth of bright living space. There is an abundance of space for a sitting area and a dining table, perfect for entertaining and opens onto the kitchen. The contemporary kitchen is fitted with built-in units with a marble effect top and integrated appliances.

The bedroom is situated to the rear and hosts a built-in wardrobe. Adjacent is the modern bathroom with both bath and overhead shower.

Tenure Share of Freehold (Lease Expiry June 3016)

Local Authority Wandsworth **Council Tax** Band = C

Ground Rent £0 per annum

#### Service Charge

£1200 per annum

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.







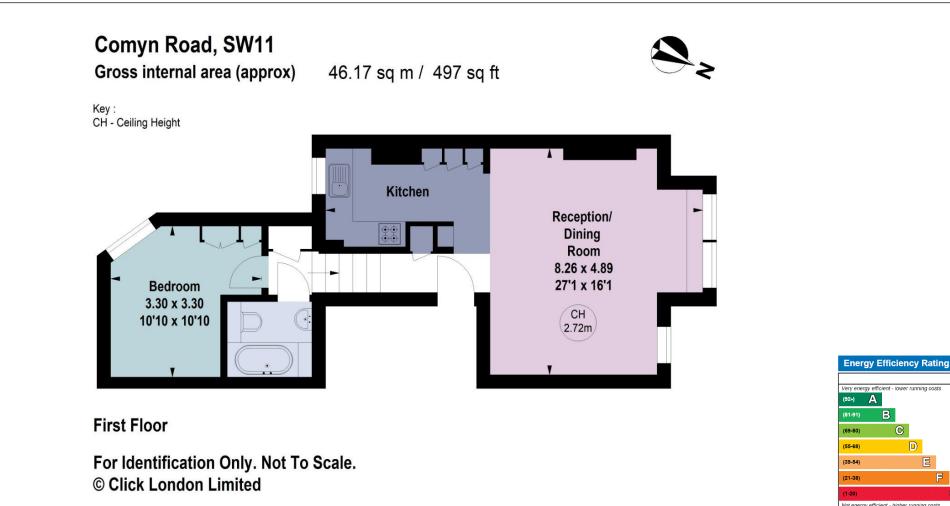






Comyn Road, London, SW11 Gross Internal Area 497 sq ft, 46.2 m<sup>2</sup>

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