



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 off 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 2016)

### 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 m²

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Comyn Road, SW11  
Gross internal area (approx) 46.17 sq m / 497 sq ft



Key :  
CH - Ceiling Height



First Floor

For Identification Only. Not To Scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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