



A fantastic two bedroom apartment with private roof terrace located in a prime location near Clapham Junction and Northcote Rd.

**St. John's Road, London, SW11**

£750,000 Leasehold (244 years remaining)

savills



Open-plan kitchen • Bright and spacious reception room •  
Bedrooms with access onto roof terrace • Near local amenities  
on Northcote Road • Beautiful roof terrace

#### Local Information

St. John's Road is a popular street ideally located next to Northcote Road and close to Clapham and Wandsworth Commons. It benefits from close proximity to the shops and wine bars on the Northcote Road as well as the larger shops at Clapham Junction. The area is renowned for its many good schools and there are excellent transport connections from Clapham Junction with direct services into both Waterloo and Victoria.

#### About this property

This impeccable two bedroom first floor apartment has a private landscaped roof terrace, underfloor heating throughout and boasts 898 sq ft of living space.

As you enter the property the modern bathroom is located on the left and the two spacious double bedrooms can be found on the right. Each bedroom has direct access onto the large private roof terrace which has outside seating and electricity supply, perfect for entertaining.

The property opens up into a spacious open-plan kitchen, living and dining room, which boasts high ceilings and large sash windows allowing natural light to fill the room.

The open-plan kitchen has fully integrated modern Bosch appliances and plenty of storage space throughout.

The property also benefits from a large private basement.

#### Tenure

Leasehold(244 years remaining)

#### Local Authority

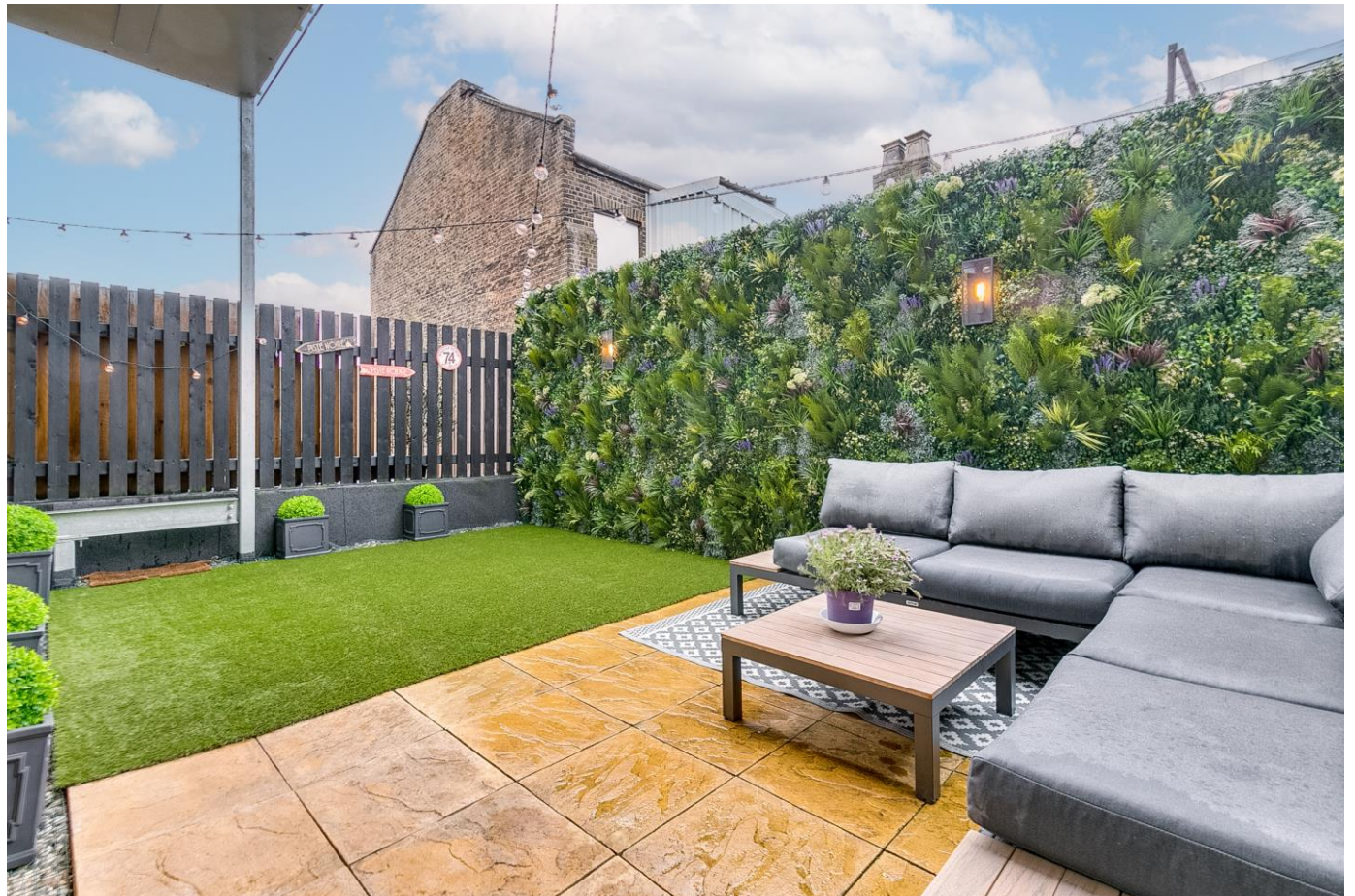
Wandsworth

#### Energy Performance

EPC Rating = C

#### Viewing

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







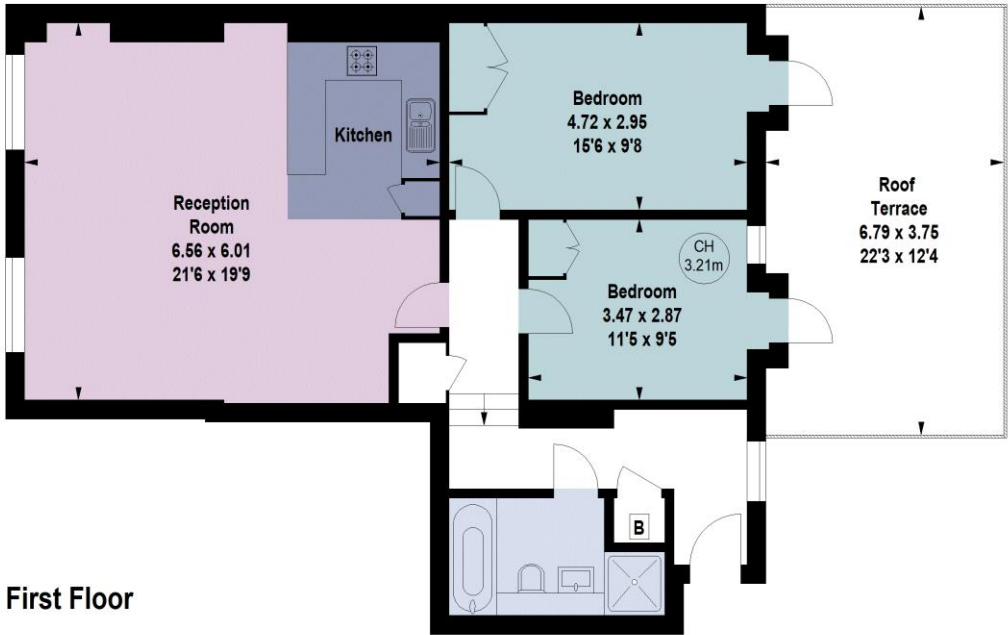
St. John's Road, London, SW11  
Gross Internal Area 931 sq ft,

St John's Road, SW11

Gross internal area (approx) 86.49 sq m / 931 sq ft  
(Including Storage)

Storage 3.07 sq m / 33 sq ft

Key :  
CH - Ceiling Height



First Floor

Basement

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	72	75
(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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