



A fabulous three bedroom, split-level flat 'Between the Commons.'

Broomwood Road, London, SW11

£800,000 Share of Freehold





Local Information

Broomwood Road is ideally positioned between the Commons and close to the wonderful shops, market and restaurants on Northcote Road.

There are many excellent schools in the area that are Ofsted outstanding including Honeywell and Belleville.

Transport is good from Clapham South underground station and Clapham Junction mainline station.

About this property

Situated on the first and second floors of this pretty Victorian Terrace is this three bedroom, split-level flat.

The stairs lead you into the heart of the flat, providing access to all rooms. To the rear of the property is the stylish kitchen fitted with two vast sash windows filling the room with light and a variety of integrated appliances such as a wine fridge, glass hob and built-in microwave.

Towards the front of the property is the bright and spacious reception room fitted with a large bay window and separate sash window. The fireplace has been tiled and made a feature in the room and is flanked by display shelving to the left. The right hand portion of this room is used as a larger dining space, perfect for entertaining.

Adjacent to this is a bedroom/reception room, this is currently laid out as a playroom but has great potential to be either a bedroom, home office or second

reception room. In-between the kitchen and the reception room is the family bathroom fitted with free standing bath and overhead shower. The second floor completes the accommodation, providing two further bedrooms, one of which fitted with built in wardrobes.

Potential to extend and add outdoor space, subject to planning.

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.







Broomwood Road, London, SW11
Gross Internal Area 894 sq ft, 83.1 m²

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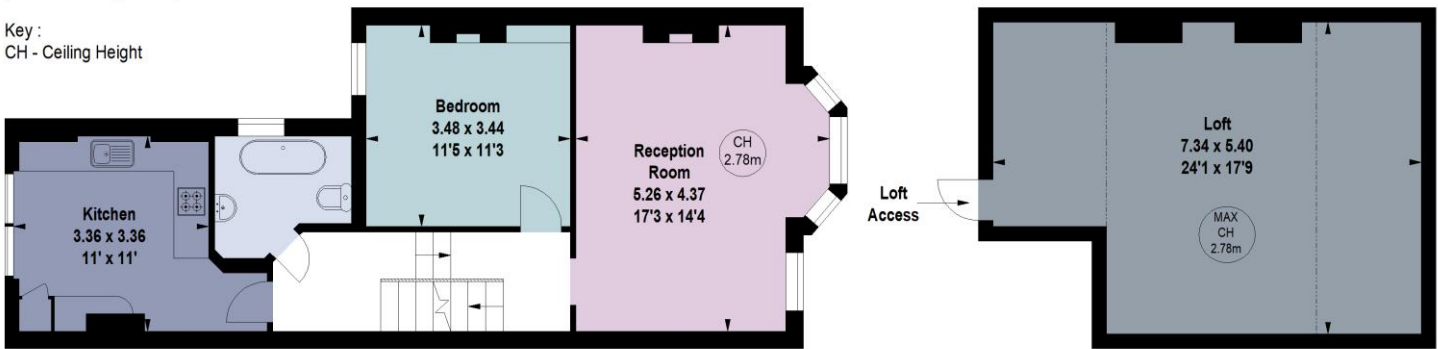
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Broomwood Road, SW11

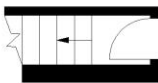
Gross internal area (approx) 118.73 sq m / 1278 sq ft
(Including Loft)

Gross internal area (approx) 83.05 sq m / 894 sq ft
(Excluding Loft)

Key :
CH - Ceiling Height



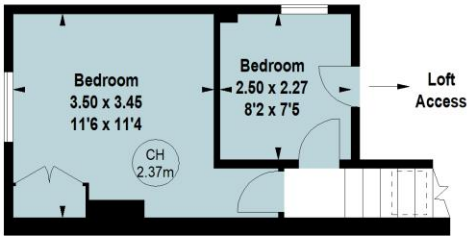
First Floor



Ground Floor
Entrance

For Identification Only. Not To Scale.
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Loft



Second Floor

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92-)	63	71		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D	63	71		
(39-54)				
E				
(21-38)				
F	63	71		
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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