



# Three bedroom, two bathroom split level garden flat

Hafer Road, London, SW11

£899,000 Share of Freehold

savills



Reception Room • Kitchen • Three bedrooms • Two recently refurbished bathrooms • Private garden • Fantastic local amenities nearby • Close to superb transport links

### Local Information

Hafer Road is a popular residential road with the ever so popular Northcote Road moments away, there is a great selection of bars and restaurants. Transport is nearby with Clapham Junction mainline station a short walk away, along with numerous bus routes. There are many schools of good repute locally.

### About this property

Located on a highly sought after residential street is this charming three bedroom split level flat, which offers a great mix of living and entertaining space, together with a private garden.

The kitchen occupies the rear of the property on the lower ground floor with fully integrated appliances, plenty of built in storage and french doors providing direct access to the garden that has been completely gutted and redone in 2016.

The reception room is located nearby, benefitting from a comfortable seating area and french doors allowing direct access to the private garden. A sizeable, recently refurbished bathroom benefits from twin sinks and a joint shower and bath, completing the lower ground floor.

Bedroom accommodation is situated on the raised ground floor. The primary double bedroom benefits from built-in wardrobes, a fireplace and a window wall allowing the room to be filled with natural light.

The second recently refurbished bathroom is located nearby and two further double bedrooms also benefit from fitted wardrobes and shelves, 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.








HAFER ROAD, SW11

Approx. gross internal area 959 Sq Ft. / 89.1 Sq M



Illustration for identification purposes only, measurements are approximate, not to scale. Cannon Photos Ltd 2021.

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

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