



An excellent two bedroom maisonette in a highly desirable location

Harbut Road, London, SW11

£775,000 Share of Freehold

savills

Kitchen/Reception Room • Two bedrooms • Two bathrooms • Eaves storage

Local Information

Harbut Road is a quiet one way road, located off St. John's Hill. It is conveniently situated for access to the charming amenities, shops, bars and restaurants that St. John's Hill, Battersea Rise and the ever so popular Northcote Road have to offer. The open spaces of Wandsworth (approx. 0.6 miles away) and Clapham Common (approx. 1.2 miles away) are in close proximity.

There are excellent transport links in the area from Clapham Junction Station providing direct services into London Victoria and London Waterloo, as well as the South West.

About this property

In an idyllic location is this recently extended and refurbished split level, two bedroom, two bathroom maisonette.

The first floor boasts a light and spacious open plan kitchen and reception room. The kitchen has been fitted with built-in modern units and integrated appliances which opens out onto the reception room. This features an elegant bay window, traditional fireplace and provides space for both a relaxed sitting area and a dining table for entertaining.

The rear of the first floor comprises a double bedroom with built in storage and a bathroom with bath and overhead shower.

Upstairs is the primary bedroom which is flooded with natural light. It consists of a newly extended and spacious double bedroom and en-suite bathroom. The bedroom also benefits from spacious eaves, which provide excellent further storage, and a useful airing cupboard.

There is the further possibility of adding an additional bedroom or roof terrace subject to planning permission.

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.





Harbut Road, London, SW11
Gross Internal Area 997 sq ft, 92.6 m²

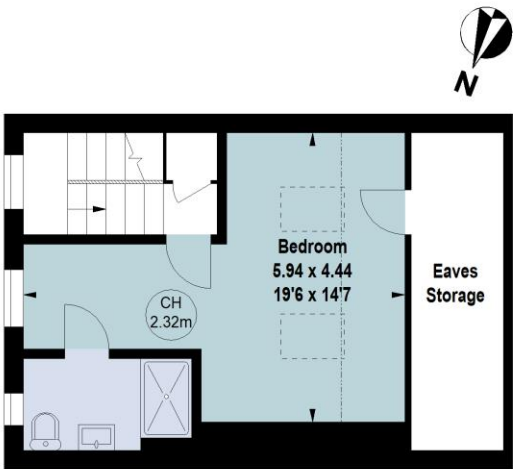
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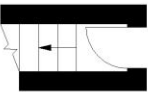
Harbut Road, SW11

Gross internal area (approx) 92.62 sq m / 997 sq ft
(Including Eaves Storage)
Eaves Storage 7.25 sq m / 78 sq ft

Key :
CH - Ceiling Height

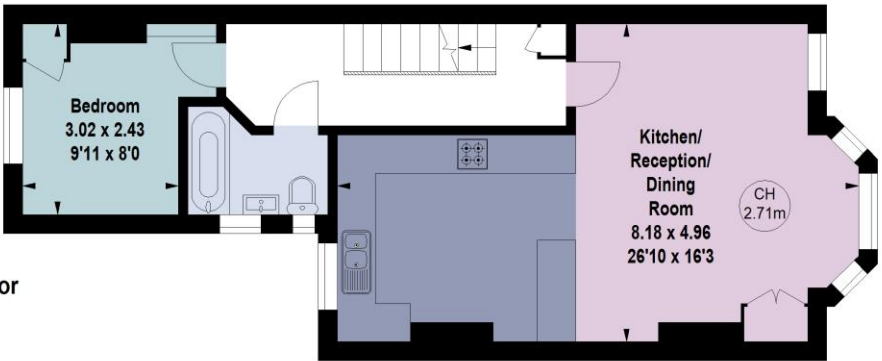


Second Floor

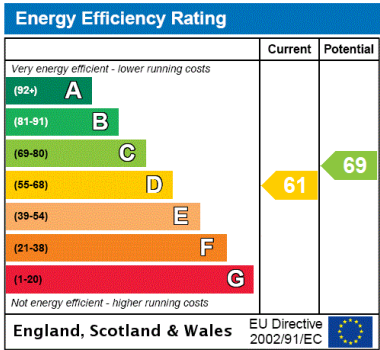


Ground Floor
Entrance

First Floor



For Identification Only. Not To Scale.
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