

Photos as previously furnished



Superb split-level flat with private garden located just off Clapham Common

Marney Road, London, SW11

£925,000 Share of Freehold



Ideal location off Clapham Common • Three bedrooms • Two bathrooms • Stunning garden • Modern fittings

Local Information

Marney Road is a popular residential one way road that runs between Clapham Common Northside and Lavender Hill. It is conveniently situated close to the wonderful local shops, wine bars and restaurants on Battersea Rise and in Clapham Junction. The recreational facilities of Clapham Common are nearby with its tennis courts, cricket nets and a café.

For transport, Clapham Junction station is approximately a 10 minute walk away and provides the nearest mainline transport with services into Victoria and Waterloo. Clapham Common station approximately 0.9 miles away offers Northern Line services into the City and West End. The area is also widely known for its selection of local schools in both the state and private sector.

About this property

Located just off Clapham Common is this immaculate and spacious three bedroom garden flat.

As you enter the property you are welcomed by the spacious and bright open-plan kitchen/reception which boasts modern fitted appliances, stone work surfaces wooden floors, and plenty of space. The stunningly designed garden is accessed via floor to

ceiling glass doors and has enough space for a table and chairs making it ideal for entertaining and al fresco dining.

Towards the front of the ground floor is the shower room, and two double bedrooms. The smaller of which can be used as a study and boasts direct access to the side courtyard.

The lower ground floor hosts the principal bedroom which benefits from large windows allowing natural light to fill the space and leads onto a spacious dressing room and en suite complete with a bath/shower.

Tenure

Share of Freehold

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.





Marney Road, London, SW11
Gross Internal Area 1052 sq ft, 97.7 m²

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Marney Road, SW11
Gross internal area (approx.):
97.7 sq.m. (1052 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(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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