



A fantastic two bedroom flat with a superb garden.

St. John's Hill, London, SW11

Guide Price £700,000 Share of Freehold



Kitchen/reception room • Two bedrooms • Two bathrooms • Garden/patio • Patio

Local Information

St. John's Hill offers a fantastic selection of shops, bars and restaurants, and is situated close to the amenities of Northcote Road.

There are excellent transport links with Clapham Junction mainline station approximately 0.4 miles away and numerous buses providing access both this side and north of the river.

The open green spaces of Wandsworth Common are also within excellent proximity being approximately 0.5 miles away.

About this property

A superb property in an excellent location with fantastic living space and a garden.

The property comprises a stunning kitchen/reception room to the rear. The kitchen is fitted with beautiful shaker style units, integrated BOSCH appliances and space for a dining table, perfect for entertaining. The kitchen opens onto the reception room and offers an excellent space to relax and provides access to the over 27ft garden.

The garden is paved to the front and leads up to a grassed section, it is a fantastic outdoor space to enjoy.

The principal bedroom is located to the front of the property and boasts built in wardrobes, a bay window flooding the room with light and an en-suite with shower. There is a second bedroom to the

rear of the property which opens onto the garden through sliding doors. A further bathroom with bath completes the accommodation.

We have been told this property has no cladding.

Tenure

Share of Freehold

Local Authority

Wandsworth

Council Tax

Band = E

Ground Rent

£Peppercorn

Service Charge

£1500 - £2000

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.



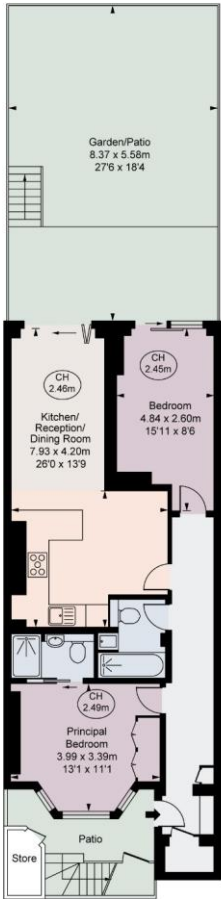


St. John's Hill, London, SW11
Gross Internal Area 750 sq ft, 69.7 m²

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St John's Hill, SW11
Approximate Gross Internal Area
69.64 sq m / 750 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Future Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(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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