



## WONDERFUL TWO BEDROOM SPLIT LEVEL APARTMENT

**BROOMWOOD ROAD  
LONDON SW11**

**Share of Freehold**

Reception room ♦ Kitchen ♦ 2 bedrooms ♦ Bathroom ♦  
Guest cloakroom ♦ Conversion of loft space (subject to  
planning & relevant consents) ♦ EPC rating = D

### **Situation**

Broomwood Road runs off Clapham Common West side and is ideally positioned for the charming shops, cafes and restaurants that Northcote Road has to offer.

Clapham Common is also nearby with its tennis courts, a bowling green, cricket nets and a café. For transport Clapham South underground station offers services into The City and West End. Clapham Junction Station mainline also provides services into London Victoria and London Waterloo. The area further benefits from an excellent selection of schools.

### **Description**

Occupying a mid-terrace position, is this beautifully presented apartment which is arranged over the first and second floors of a charming period conversion.

The apartment offers bright and airy living and features a spacious reception room complete with an elegant bay window, high ceilings and a traditional fireplace. There is also a fully equipped separate kitchen with a dining area. Bedroom accommodation comprises two spacious double bedrooms, both with generous wardrobe space, a bathroom and guest cloakroom.

### **Tenure:**

Share of Freehold

### **Local Authority:**

London Borough of Wandsworth

### **Viewing:**

Strictly by appointment with Savills

### **Savills Northcote Road**

Drew Zendra  
dzendra@savills.com

**020 3428 2222**

**savills.co.uk**

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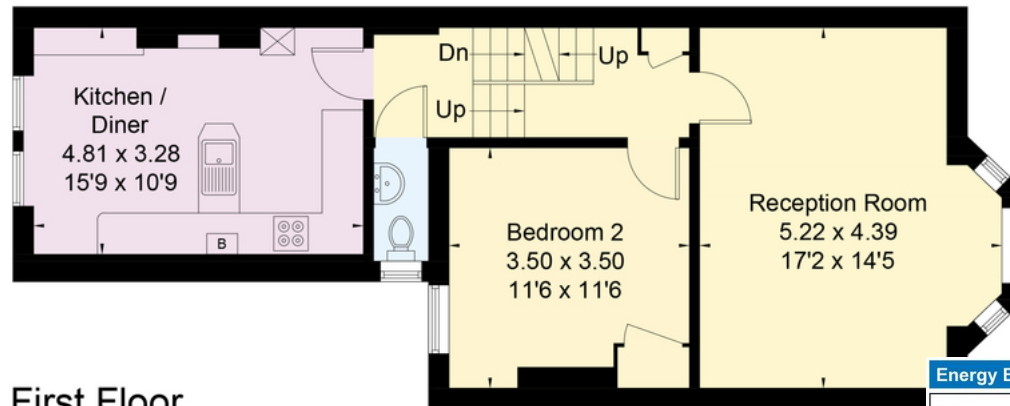
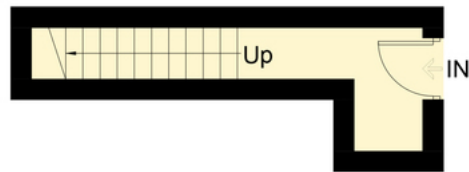
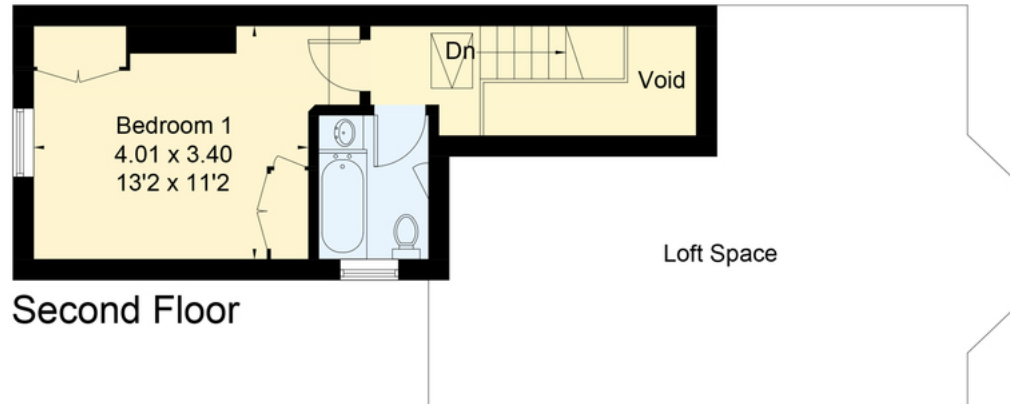


# Broomwood Road, SW11

Gross Internal Area (approx) = 87.9 sq m / 946 sq ft (Excluding Void)

For identification only. Not to scale.

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Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	70
(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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