



# Immaculate three bedroom flat with a private garden

**Sisters Avenue, London, SW11**

Share of Freehold



Reception room • Kitchen/Breakfast room • Three bedrooms • Two bathrooms • Utility room • Garden

#### Local information

Sisters Avenue runs between Clapham Common North Side and Lavender Hill and benefits from the wonderful shops, cafes, bars and restaurants of Northcote Road, Battersea Rise and Clapham Old Town.

In addition there are the open spaces and amenities of Clapham and Wandsworth Commons close by. Transport links are good from Clapham Junction (with direct links to both London Victoria and London Waterloo) and Clapham Common underground.

#### About this property

Upon entering this immaculate three bedroom split level flat, to your left is the sizeable primary bedroom with plenty of built in storage, a large bay window allowing natural light to fill the room and an en-suite shower room. The second double bedroom is located nearby with a bespoke fireplace and doors providing direct access to the private garden.

To the rear of the property is the homely reception room that has plenty of space for a large dining table and french doors allowing light to fill the room and access out onto the spacious private garden with a lovely seating area, perfect for entertaining. The kitchen has fully integrated appliances, plenty of built in storage and doors allowing side access out to the garden.

The primary bathroom located nearby, is both spacious and modern with a separate shower and bath. On the lower ground floor is the third commodious double bedroom and a utility room.

#### Tenure

Share of Freehold

#### Local Authority

London Borough of Wandsworth

EPC rating = D

#### Viewing

Strictly by appointment with Savills







**Sisters Avenue, London, SW11**  
**Gross internal area (approx)** 1321 sq. ft.



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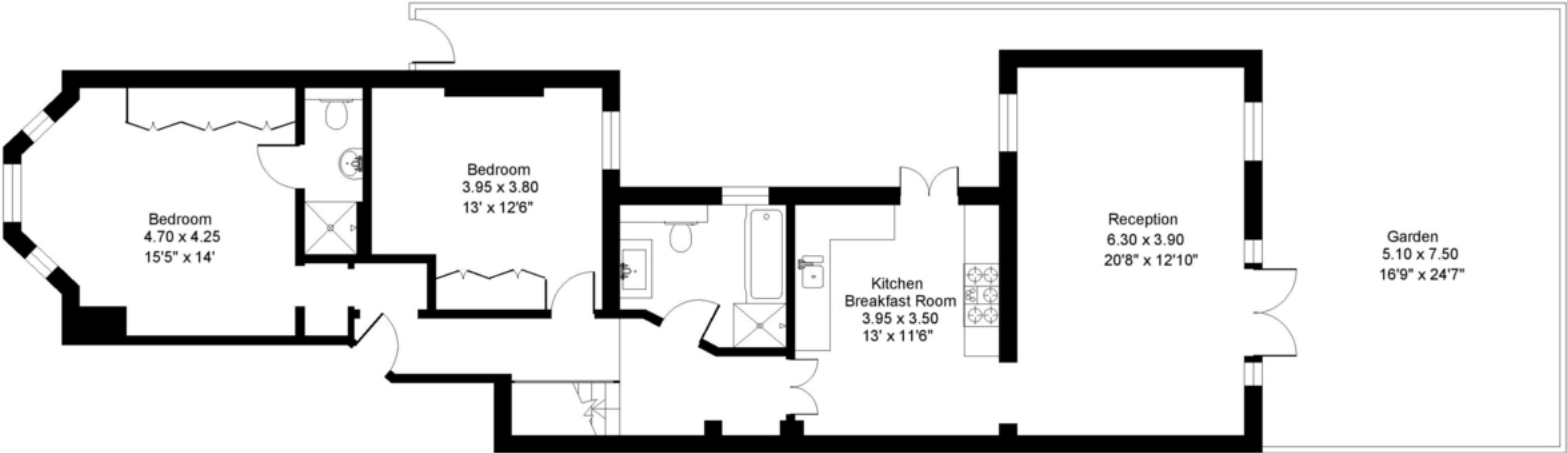
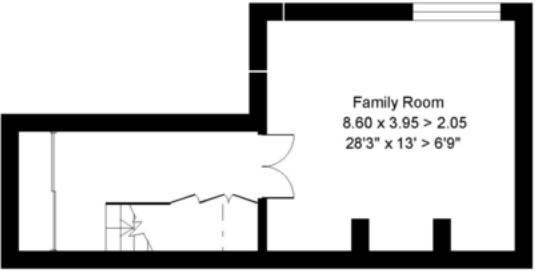
**Adam Camplin**  
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## Sisters Avenue, SW11

Gross internal area (approx.):  
122.7 sq.m. (1321 sq.ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



Lower ground floor  
274 Sq.ft.



Ground floor  
1047 Sq.ft.

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	58	73
EU Directive 2002/91/EC		

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