



Stunning split-level two bedroom flat with a private roof terrace, situated in a desirable location just off Clapham Common.

Marney Road, London, SW11

£675,000



Perfectly placed for access to Clapham Common and the amenities of Northcote Road and St. John's Road • Arranged over the top floor of a well-presented terrace house • Stunning private roof terrace ideal for entertaining • Open-plan kitchen/living area • Light and airy throughout • Two spacious double bedrooms

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 (approximately 1 mile away) provides the nearest mainline transport with services into Victoria and Waterloo. Clapham Common station is also nearby offering 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

Situated on a quiet residential street just off Clapham Common sits the immaculate two double bedroom maisonette showcasing approximately 762 sq. ft. of living space and a private roof terrace.

The property opens up into the first floor which hosts the principal bedrooms complete with two built in cupboards, and the bathroom with a bath and overhead rain shower.

A further double bedroom can be found on the second floor along with the large open-plan kitchen/reception room, benefiting from plenty of natural light, wooden floors and shelves to one side. To the rear of the property is a separate dining room, which provides direct access to the roof terrace via glass French doors. The roof terrace has enough space for outdoor furniture, making it an ideal space for entertaining and al fresco dining in the warmer months.

N.B: We wish to inform prospective buyers of this property that the seller is an employee of Savills.

Tenure

Leasehold

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.



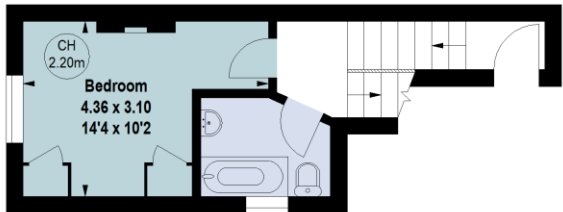


Marney Road, London, SW11
Gross Internal Area 762 sq ft, 61.9 m²

Marney Road, SW11

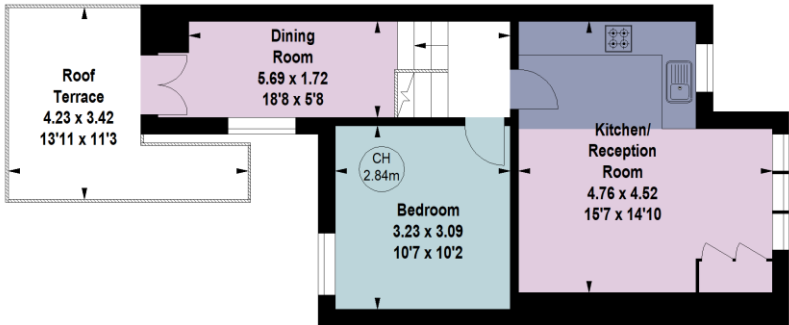
Gross internal area (approx) 70.79 sq m / 762 sq ft

Key :
CH - Ceiling Height




First Floor
Entrance

For Identification Only. Not To Scale.
© Click London Limited



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(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 	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220428ANTS

