

# ALIWAL ROAD, LONDON SW11

A stunning new build providing fantastic contemporary living space.



A stunning 3 storey, 4 bed, new build house covering in excess of 1700 sq ft.

The patio garden wraps around 3 sides of the building creating a wonderful flow around the building. This striking property has been finished to exacting standards and is approached through a private gated entrance. Leading from the entrance hall is a kitchen with sleek kitchen units with integrated appliances. The kitchen gives access to the secluded west facing courtyard via folding sliding doors. Adjacent through pocket doors is the reception room. On the ground floor there is a room that could be used as a study or bedroom with a bathroom with large shower.

The lower ground floor boasts high ceilings and two terraces. The master bedroom has direct access to the patio with built in wardrobes and a large en suite with a separate shower. There is a further bedroom and en suite on this floor and a spacious utility room. The first floor comprises a further bedroom and en suite shower room.

Aliwal Road is an ideal location with Northcote Road, St. John's Road and Battersea Rise close by, providing plenty of shops, bars, pubs and restaurants. The vast green open spaces of Clapham and Wandsworth common are also nearby.

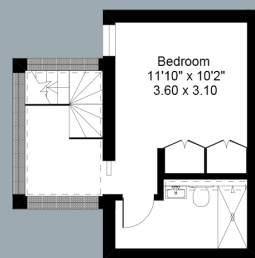
There are excellent transport links with Clapham Junction Mainline Station a short walk away providing direct access north of the river to London Waterloo and London Victoria along with numerous bus routes. The area is renowned for its superb selection of local schools in both the state and private sector.

## Accommodation and Amenities

Kitchen/family room ♦ One reception room ♦ Four bedrooms ♦ Four bathrooms (3 en suite) ♦ Patio garden ♦ EPC=B

Freehold | The London Borough of Wandsworth

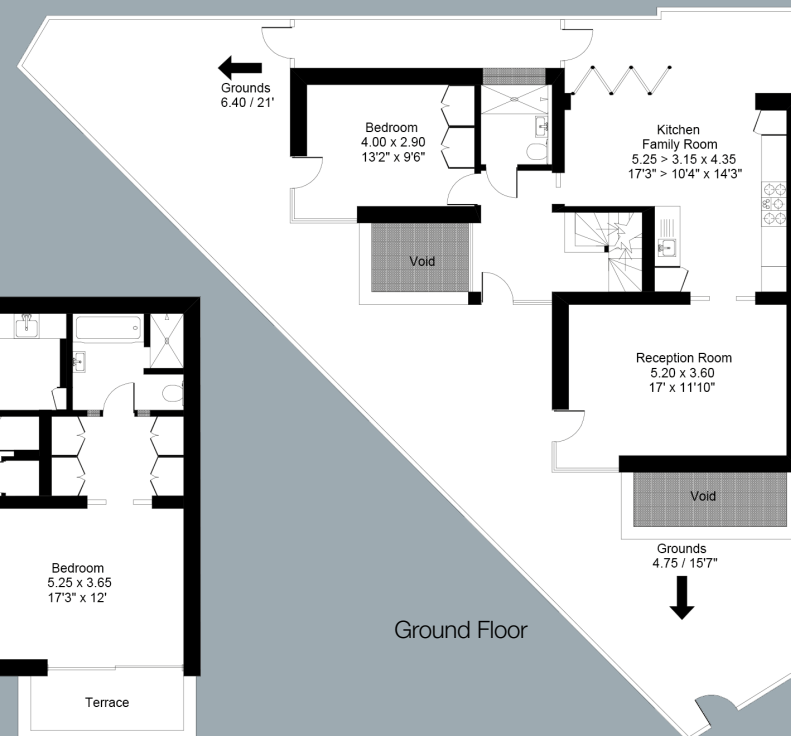
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First Floor



Lower Ground Floor



Ground Floor

Gross Internal Area (Approx.)  
159.0 Sq M - 1,712 Sq Ft



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A	84	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Viewing: Strictly by appointment with Savills.

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19/09/11 SB



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