



## Two bedroom split level flat with a private roof terrace

St. John's Hill, London, SW11

Freehold



Reception room • Kitchen/Breakfast room • Two bedrooms • One bathroom • Roof terrace

#### 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, as well excellent schools and the open spaces of Wandsworth Common being nearby. There are excellent transport links with Clapham Junction mainline station nearby and numerous buses providing access both this side and north of the river.

#### About this property

This immaculate two bedroom flat is situated on the second and third floors. The second floor comprises of a sizeable reception room allowing space for a dining table and a cosy seating area. There are two large windows allowing natural light to fill the room.

The spacious kitchen has fully integrated appliances, plenty of built in storage and a breakfast bar. With french doors allowing direct access to the private roof terrace, that has a fantastic seating area and shows the wonderful views over London.

The two double bedrooms are located on the third floor both with two windows allowing light to flood into the room and a large modern bathroom located nearby. In addition there is a huge amount of attic storage space.

#### Tenure

Freehold

#### Local Authority

London Borough of Wandsworth

EPC rating = D

#### Viewing

Strictly by appointment with Savills







**St. John's Hill, London, SW11**  
**Gross internal area (approx)** 1010 sq. ft.



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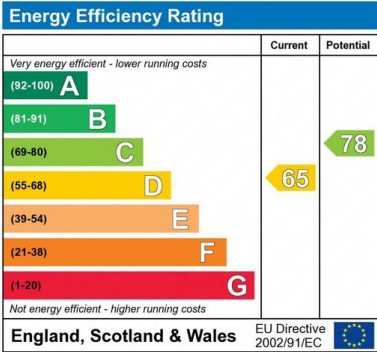
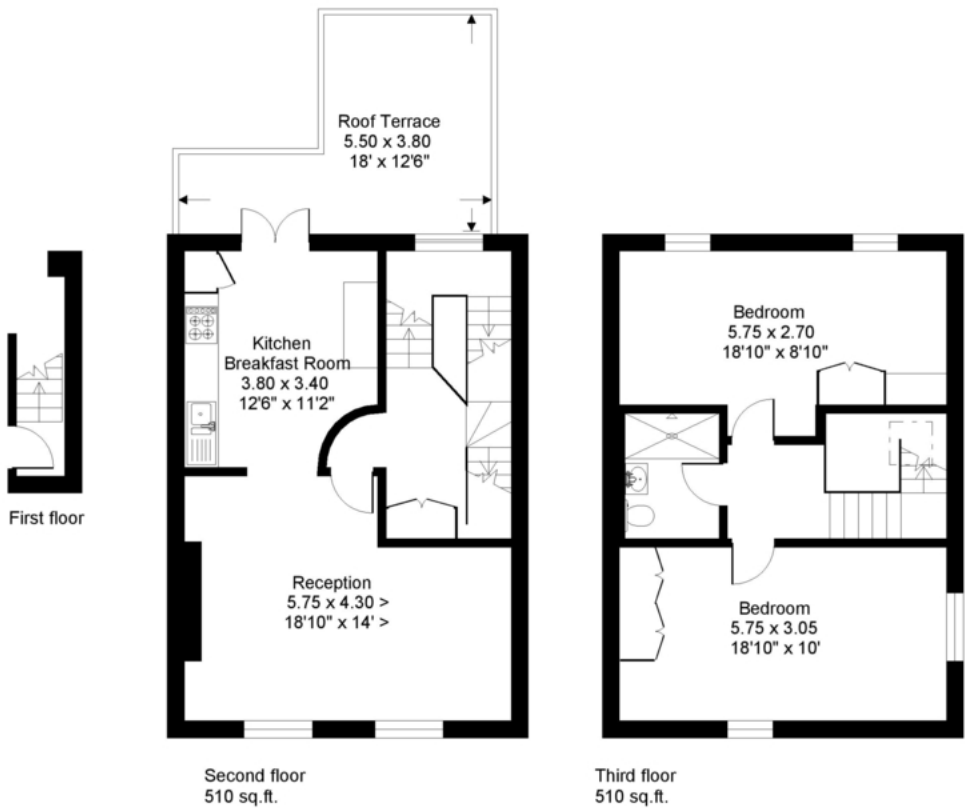
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## St John's Hill, SW11

Gross internal area (approx.):  
1010 sq.m. (93.8 sq.ft.)

For identification purposes only. Not to scale.  
Floorplanners ©



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