



A bright and airy split level apartment

Almeric Road, London, SW11

Share of Freehold



Reception Room • Kitchen/Dining Room • Two Bedrooms • Bathroom • Eaves • Balcony

Local information

Almeric Road is ideally situated for access to the charming shops, cafes and restaurants that the popular Northcote Road and Battersea Rise have to offer. The area is renowned for its excellent schools and is also spoilt for parklands with the nearby Clapham Common providing over 200 acres of beautiful green open spaces including three ponds and various sporting amenities. For transport Clapham Junction mainline train station is nearby, offering regular services into Victoria and London Waterloo.

About this property

The apartment is presented in beautiful condition throughout and features a fully equipped contemporary kitchen, complete with wooden work surfaces and a dining area. There is also a bright reception room and a luxurious bathroom. Bedroom accommodation is arranged over the third floor and comprises two double bedrooms complete with wooden flooring and one of which has sliding doors opening out onto a private balcony. The property further benefits from eaves storage space.

Tenure

Share of Freehold

Local Authority

London Borough of Wandsworth

EPC rating = C

Viewing

Strictly by appointment with Savills





Almeric Road, London, SW11
Gross internal area (approx) 970 sq. ft.

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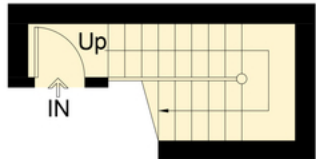


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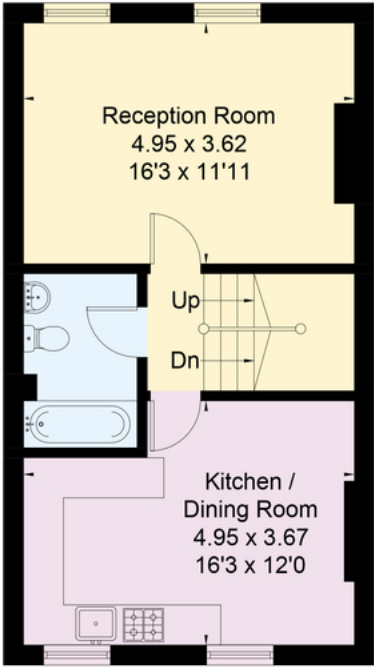
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Approximate Area = 90.1 sq m / 970 sq ft (Including Eaves)
Including Limited Use Area (10.6 sq m / 114 sq ft)
Balcony Area = 2.1 sq m / 23 sq ft
For identification only. Not to scale.
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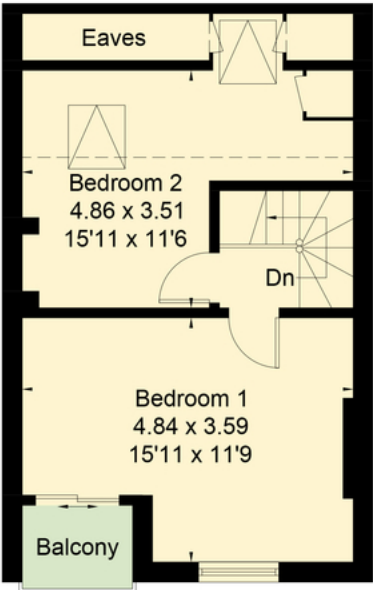
[] = Reduced head height below 1.5m



First Floor
Area = 5.3 sq m / 57 sq ft



Second Floor
Area = 46 sq m / 495 sq ft



Third Floor
Area = 38.8 sq m / 418 sq ft
(Limited Use Area = 10.6 sq m / 114 sq ft)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England, Scotland & Wales		
EU Directive 2002/91/EC		

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