



## Modern two bedroom two bathroom flat with a large communal terrace

**Lavender Hill, Battersea, London, SW11**

£625,000 Leasehold

savills

Open-plan kitchen/reception room • Double bedroom with en-suite • Second double bedroom • Main bathroom • Balcony • Communal roof terrace • Parking space • Great location

### Local Information

Situated on Lavender Hill, the flat is perfectly placed in the heart of Battersea to benefit from the extensive range of shops, bars, cafes and restaurants in the Northcote Road and Clapham Common area.

Access to public transport is just a 5 minute walk to Clapham Junction mainline station or the many bus routes that pass through the area.

### About this property

This first floor flat has an open-plan kitchen/reception room that provides ideal living and entertaining space with a bright and airy feel. The kitchen itself comprises a range of modern fitted units and integrated appliances including fridge/freezer, dishwasher and washing machine (all included).

The main room provides space for both a dining table and a separate lounge area, with wooden flooring throughout and a private balcony.

The accommodation consists of a primary bedroom with an en-suite along with a further double bedroom and modern bathroom. There is a large utility/storage space in the hall.

The flat also benefits from same level access to a large communal roof terrace/BBQ area, as well as its own secure underground parking space.

### Tenure

Leasehold

### Local Authority

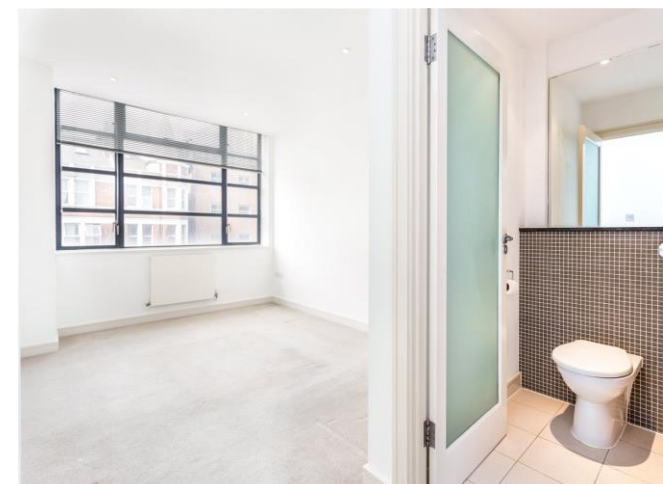
Wandsworth

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Office. Telephone: +44 (0) 20 3428 2222.







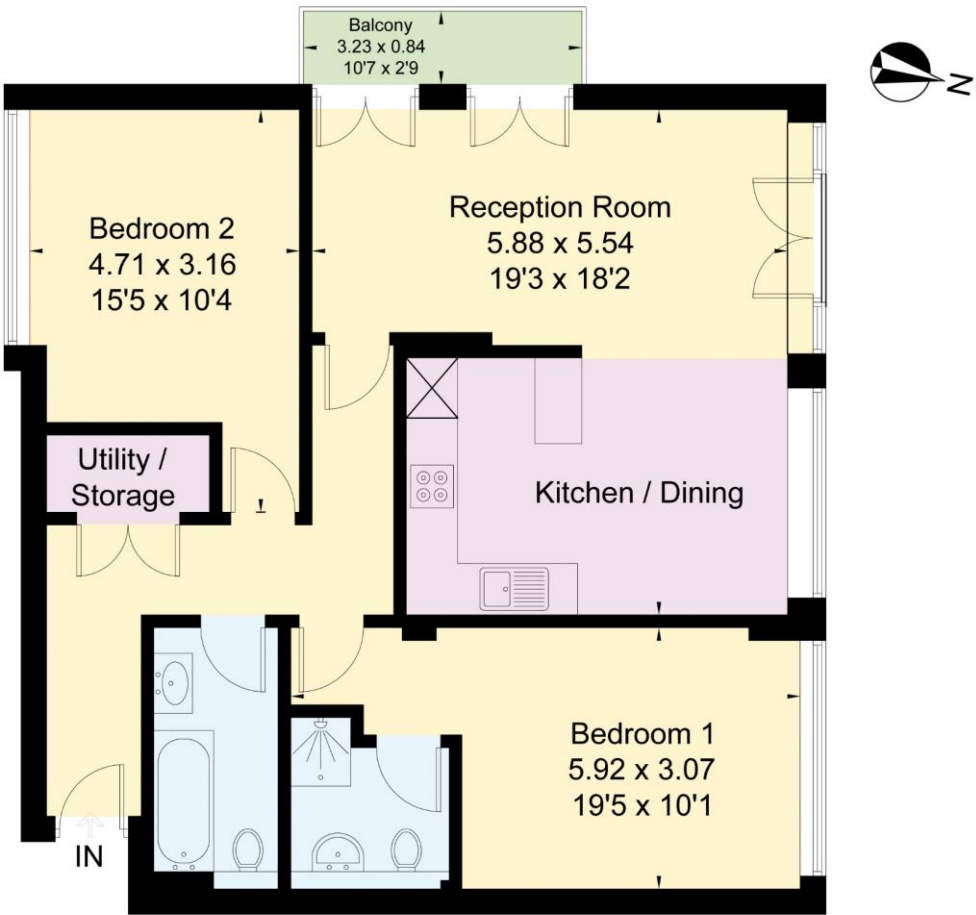
Lavender Hill, Battersea, London, SW11  
Gross Internal Area 850 sq ft, 79 m²

Adam Camplin  
Northcote Road  
+44 (0) 20 3428 2222  
adam.camplin@savills.com


 |  savills | savills.co.uk

Lavender Hill, SW11

Gross Internal Area (approx)  
79 sq m / 850 sq ft  
Balcony area = 2.7 sq m / 29 sq ft  
For identification only. Not to scale.  
© Floorplanz Ltd



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	60
(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. 20210112OLCG

