



# Two bedroom split level flat with a private garden

Mysore Road, London, SW11

£700,000 Share of Freehold





Open plan kitchen/reception room • Private garden • Two bedrooms • One bathroom • Basement • Nearby fantastic local amenities • Close to superb transport links

### Local Information

Situated on a popular residential tree-lined street, this property is conveniently located for access to the shops, cafés, restaurants and bars that Lavender Hill, Northcote Road and Battersea Rise have to offer. There are many schools of good repute locally. The green open spaces of Clapham Common are also at the end of the road.

Nearby Clapham Junction Station offers frequent services into Waterloo and Victoria. Clapham Common Underground Station (Northern Line) is also within walking distance.

### About this property

This property features an open plan kitchen with fully integrated appliances, plenty of built in storage and skylight windows allowing the room to be flooded with natural light. The reception room is complete with a comfortable seating area, dining table and a door opening out onto the private garden, perfect for entertaining and relaxing.

Bedroom accommodation comprises a bay fronted primary bedroom that has plenty of wardrobe space, a further bedroom and a bathroom with a joint shower and bath. The basement with space for a study completes the property.

### Tenure

Share of Freehold

### 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.







Mysore Road, London, SW11  
Gross Internal Area 825 sq ft, 76.6 m²

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MYSORE ROAD, SW11

Approx. gross internal area 710 Sq Ft. / 66.0 Sq M (Excluding Void)  
Basement Approx. gross internal area 115 Sq Ft. / 10.7 Sq M  
Total Sq Ft. 825 Sq Ft./76.7 Sq M

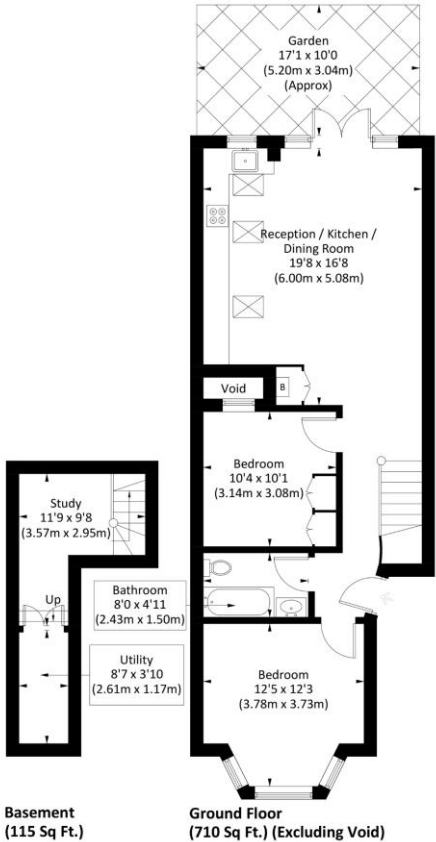
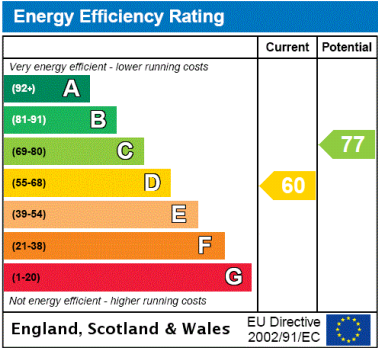


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