



# A charming two bedroom flat with a private garden

**Iminster Gardens, London, SW11**

£675,000 Leasehold



Reception room • Kitchen • Two bedrooms • One bathroom •  
Private garden • Cellar • Planning permission

### Local Information

Ilminster Gardens runs off Lavender Hill and is ideally placed to benefit from the superb shops, restaurants and wine bars of Northcote Road and St John's Hill. Clapham Junction provides good transport links with direct services into both London Victoria and London Waterloo along with numerous bus routes. The open spaces of Clapham Common are also close by.

### About this property

Upon entering this two bedroom flat the bright and spacious reception room is located on your right with a large bay window allowing natural light to fill the room. The kitchen is situated nearby with fully integrated appliances, plenty of built in storage and provides access to the utility room and the sizeable private garden, perfect for entertaining.

The primary double bedroom has a large window overlooking the private garden and the second bedroom and family bathroom are placed nearby. The cellar has been renovated to be carpeted and lighted, with tanking for purposeful use either as further storage space or for a children's play area.

There is full planning permission granted to excavate the whole area of the basement. Another separate planning permission has been granted for the side and back of the house extension to enlarge the existing flat.

### 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.







**Ilminster Gardens, London, SW11**  
**Gross Internal Area** 721 sq ft, 67 m<sup>2</sup>  
**Cellar Approx. gross internal area** 104 Sq Ft. / 9.7 Sq M  
**Total area** 721 Sq Ft. / 67.0 Sq M (Including Cellar)

**ILMINSTER GARDENS, SW11**

Approx. gross internal area 617 Sq Ft. / 57.3 Sq M  
Cellar Approx. gross internal area 104 Sq Ft. / 9.7 Sq M  
Total area 721 Sq Ft. / 67.0 Sq M (Including Cellar)

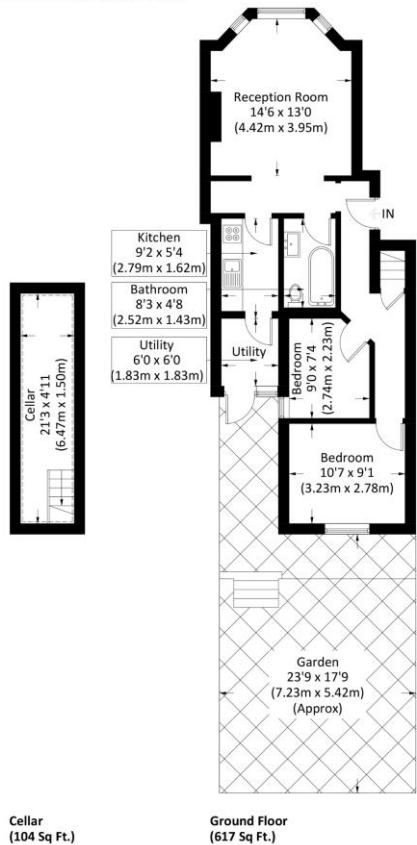



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID700815)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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