



## Two bedroom two bathroom flat with a private garden

Shelgate Road, London, SW11

Leasehold



Reception room • Open plan kitchen • Primary double bedroom with en-suite • One further double bedroom • Family bathroom • Courtyard • Garden

#### Local information

Shelgate Road runs off the popular Northcote Road with its wonderful shops, restaurants and market. It is situated close to the excellent facilities on both Wandsworth and Clapham Commons as well as the transport at Clapham Junction. The area is further renowned for it's many excellent schools.

#### About this property

Presented in excellent condition throughout the property features a fantastic open plan reception room/kitchen complete with wooden flooring and sliding doors opening out onto a charming and spacious garden, perfect for entertaining. The kitchen is fully equipped with integrated appliances, plenty of built in storage and complete with a dining area.

To the front of the property is the primary double bedroom with a large bay window allowing light to fill the room, plenty of built in storage and a modern en-suite bathroom. The second double bedroom also has plenty of storage and is currently used as a home office. Located nearby is the spacious family bathroom with a joint bath and shower.

#### Tenure

Leasehold

#### Local Authority

London Borough of Wandsworth

EPC rating = D

#### Viewing

Strictly by appointment with Savills







**Shelgate Road, London, SW11**  
**Gross internal area (approx)** 750 sq. ft.

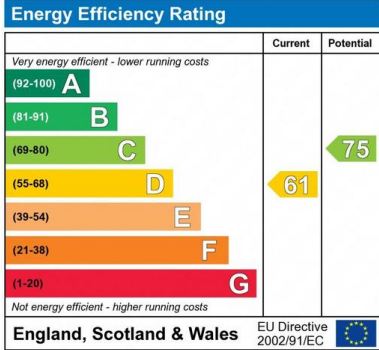
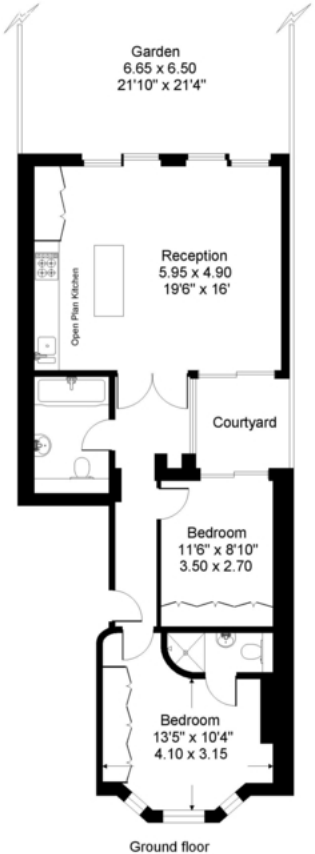


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**Shelgate Road, SW11**  
Gross internal area (approx.):  
69.6 sq.m. (750 sq.ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



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