



An immaculate three bedroom two bathroom split level apartment with a roof terrace

Harbut Road, London, SW11

£750,000 Share of Freehold



Three bedrooms • Two bathrooms • Split level flat • Terrace • Roof terrace • Wonderful open-plan kitchen/reception/dining room • Fantastic local amenities nearby • Close to superb transport links

Local Information

Harbut Road is located in the heart of Battersea just off St. John's Hill. The area benefits from the local amenities of the shops, bars and restaurants of St. John's Hill as well as those of Clapham Junction, Battersea Rise and Northcote Road.

Wandsworth and Clapham Common are in close proximity. There are excellent transport links in the area from Clapham Junction Station providing direct services into London Victoria and London Waterloo, as well as the South West.

About this property

Occupying the first and second floors of this Victorian terrace property, is this immaculate three bedroom two bathroom apartment, which offers flexible living space and a roof terrace.

Upon entering, the first double bedroom is located ahead allowing direct access to the terrace. Nearby is the second double bedroom and the first modern bathroom with built in shelving and a joint bath and shower.

The large primary double bedroom is found to the front of the property, with built in storage and a spacious en-suite bathroom that has a separate bath and a walk in shower.

The kitchen/reception room is located on the second floor, the kitchen features a wide range of units with integrated appliances. There is plenty of built in storage, space for a dining table and skylight windows allowing the room to be filled with natural light.

The reception room is warm and cosy with a comfortable seating area and two windows also allowing natural light to fill the room. Access to the sizeable roof terrace is nearby with a seating area, perfect for entertaining. A large amount of eaves storage space and a shed are also located on the second floor, completing 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.





Harbut Road, London, SW11
Gross Internal Area 1036 sq ft, 96.2 m²

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HARBUT ROAD, SW11

Approx. gross internal area 1036 Sq Ft. / 96.2 Sq M
(Including Eaves / Shed)

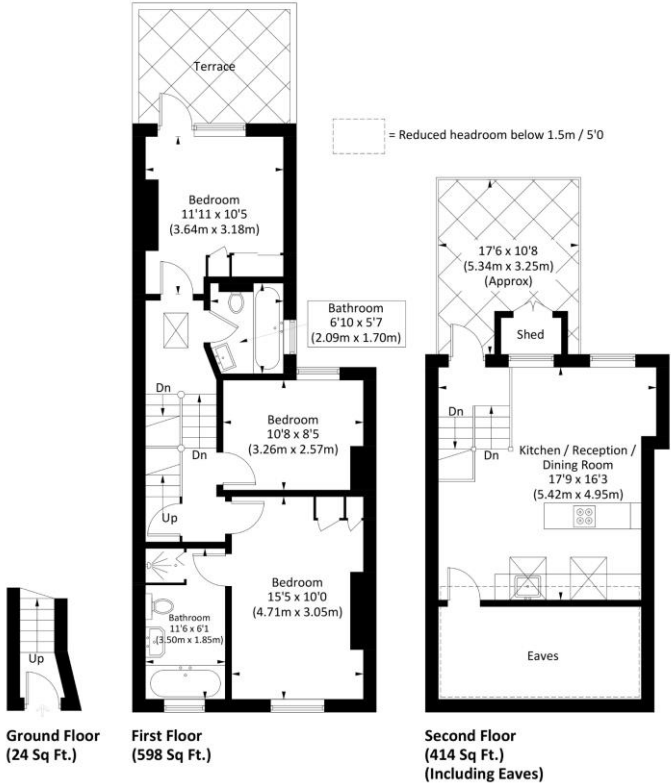



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID713999)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	68	73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC
		

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