



Immaculately presented split level garden flat

Gayville Road, London, SW11

Share of Freehold



Kitchen/dining room • Reception room • Primary bedroom • Further double bedroom • Modern bathroom • Garden • Cellar

Local information

Gayville Road is located in the popular area 'Between the Commons' and runs between Thurleigh Road and Broomwood Road. The open spaces of both Clapham Common and Wandsworth Common are located close by along with the popular shops, bars and restaurants of Northcote Road, Lavender Hill and St. John's Hill within short walking distance. There are excellent transport links from Clapham Junction and Clapham South stations, along with numerous bus routes to North of the River.

About this property

This wonderful split level flat, situated in a converted Victorian terraced house, offers just over 1000 sq ft of flexible living and entertaining space. The reception room occupies the front of the property featuring a large square bay window allowing light to flood into the room. The space also benefits from original wooden floorboards, ornate cornicing and built in storage.

To the rear of the property is the kitchen/dining room which boasts a fully fitted modern kitchen with a wide range of units and space for a large dining table. The garden is accessed via French doors, and provides a paved area for outside entertaining along with a lawn area.

A double bedroom with access out to the garden through French doors, and a modern family bathroom completes the ground floor accommodation. The primary bedroom is located on the first floor, featuring built in storage and a modern en suite bathroom. The property also benefits from a cellar providing additional storage space.

Tenure

Share of Freehold

Local Authority

London Borough of Wandsworth

EPC rating = E

Viewing

Strictly by appointment with Savills





Gayville Road, London, SW11
Gross internal area (approx) 1001 sq. ft.

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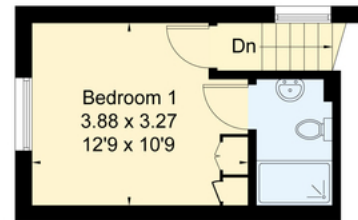


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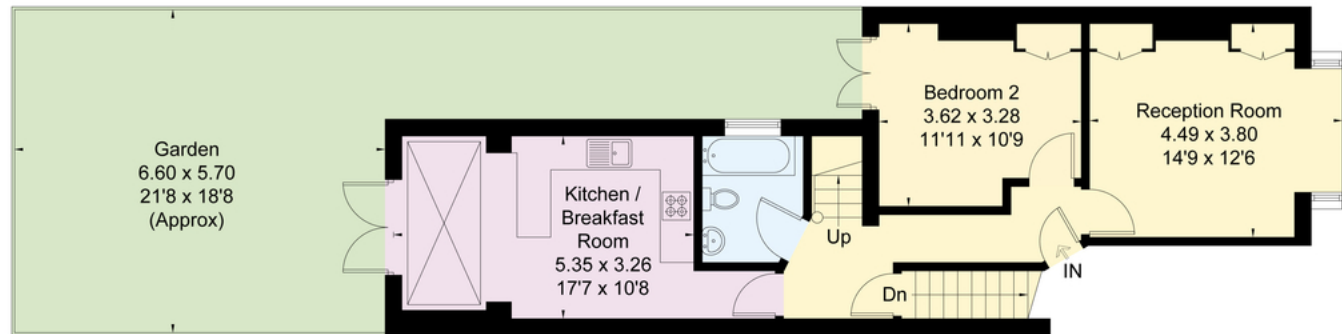
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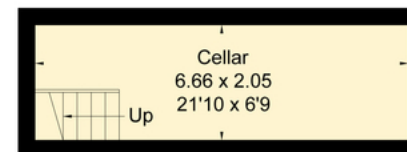
Gross Internal Area (approx) = 93 sq m / 1001 sq ft
 (Including Cellar)
 For identification only. Not to scale.
 © Floorplanz Ltd



First Floor



Ground Floor



Cellar

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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