



An immaculately presented two bedroom ground floor flat with fantastic garden.

Sugden Road, London, SW11

Guide Price £775,000 Leasehold (Lease Expiry June 2199)



Kitchen/Reception room • Two bedrooms • One bathroom • Garden • Cellar

Local Information

Sugden Road is a popular residential street moments from Clapham Common which is approximately 0.1 miles away. The property is conveniently located for access to the shops, cafés, restaurants and bars that Lavender Hill, Northcote Road and Battersea Rise have to offer.

Clapham Junction Station offers direct mainline services into both Waterloo and Victoria and is approximately 0.6 miles away.

The area is also well known for a variety of local schools in both the state and private sector for example Thomas's Clapham and Belleville primary school.

About this property

An immaculately presented two bedroom flat situated on a highly desirable road and close to the open spaces of Clapham Common.

The property comprises to the front the primary bedroom which is flooded with natural light from the bay window and boasts pretty ornate cornicing, built-in wardrobes and a decorative fireplace. The second bedroom is situated behind the primary bedroom, hosts built-in wardrobes as well as shelving with an alcove cupboard and opens onto a courtyard through French doors.

The stunning kitchen/reception room is situated to the rear of the property and boasts an abundance of beautiful built-in units and integrated appliances. The room has been cleverly

designed to allow space for a dining area to the left-hand side and a sitting area to the right. There are two large skylights which together with glass sliding doors to the rear, allow for an abundance of natural light throughout the entire day, whilst electric fitted blinds allow for privacy. The paved garden to the rear has been designed in keeping with the décor in the rear room, and provides a brilliant outdoor entertaining space.

The property is completed on this floor with a bathroom with shower. There is a cellar on the lower ground floor which hosts a utility area and is excellent for additional storage.

We have been told this building has no cladding.

Tenure

Leasehold (Lease Expiry June 2199)

Local Authority

Wandsworth

Council Tax

Band = D

Ground Rent

£Nil

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Office. Telephone: +44 (0) 20 3428 2222.





Sugden Road, London, SW11
Gross Internal Area 786 sq ft, 73 m²

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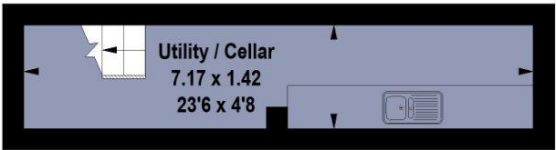


Sugden Road, SW11
Gross internal area (approx) 73.02 sq m / 786 sq ft

Key :
CH - Ceiling Height



Ground Floor



Cellar

For Identification Only. Not To Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(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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