



## One bedroom spit level flat with a roof terrace

St. John's Hill, London, SW11

Leasehold



Reception room • Open plan kitchen • One bedroom •  
One bathroom • WC • Roof terrace

#### Local information

St. John's Hill is located in the heart of Battersea and benefits from many shops, bars and restaurants, 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

An immaculate one bedroom spit level flat, located on the second and third floor. Upon entering, the sizeable reception room is located with space for a dining table and has two large windows allowing light to fill the room.

The open plan kitchen has fully integrated appliances, plenty of built in storage, a breakfast bar and allows direct access onto the private terrace. The large double bedroom is located on the third floor, with built in wardrobes and an en-suite bathroom.

#### Tenure

Leasehold

#### Local Authority

London Borough of Wandsworth

EPC rating = C

#### Viewing

Strictly by appointment with Savills







St. John's Hill, London, SW11  
Gross internal area (approx) 805 sq. ft.



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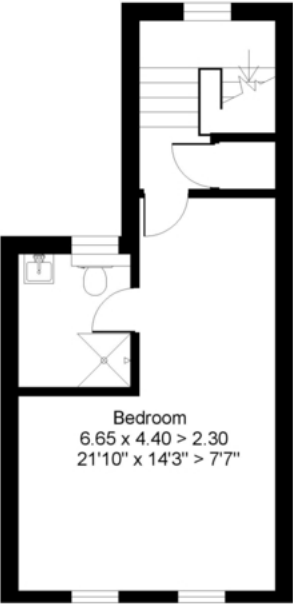
Adam Camplin  
Savills Northcote Road  
020 3428 2222  
adam.camplin@savills.com

St John's Hill, SW11

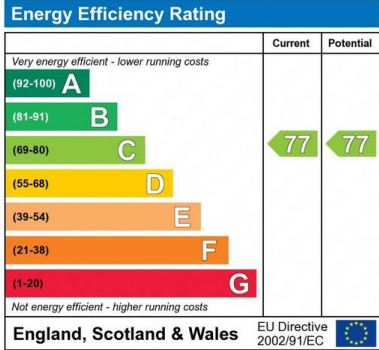
Gross internal area (approx.):  
74.8 sq.m. (805 sq.ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



Second floor  
440 Sq.ft.



Third floor  
365 Sq.ft.



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