



# A charming one bedroom flat with a private garden

**Vardens Road, London, SW11**

Share of Freehold



Reception room • Kitchen • One bedroom • One bathroom • Kitchen • Private garden

#### Local information

Vardens Road is a popular tree lined street which is well placed for the excellent transport facilities with Clapham Junction mainline station a few minutes away and numerous bus services within the area.

There are an extensive selection of local shops, bars and restaurants on St. John's Hill, with a more comprehensive range to be found at Clapham Junction and at the Southside Centre. The area is renowned for many superb schools and the expanses of Wandsworth Common are nearby.

#### About this property

Upon entering this bright and airy one bedroom flat, there is plenty of built in storage, including a large cupboard in the hall and storage under the front stairs. On your right at the front of the property is the spacious double bedroom with a built in cupboard and a large bay window letting natural light to fill the room. The bathroom is modern and has a joint shower and bath.

The bright and airy reception room has built in shelves, a fireplace adding a warm and homely feel to the room and french doors allowing direct access to the private garden, perfect for entertaining. The kitchen is located nearby with fully integrated appliances and plenty of built in storage.

#### Tenure

Share of Freehold

#### Local Authority

London Borough of Wandsworth

EPC rating = D

#### Viewing

Strictly by appointment with Savills







Vardens Road, London, SW11  
Gross internal area (approx) 555 sq. ft.

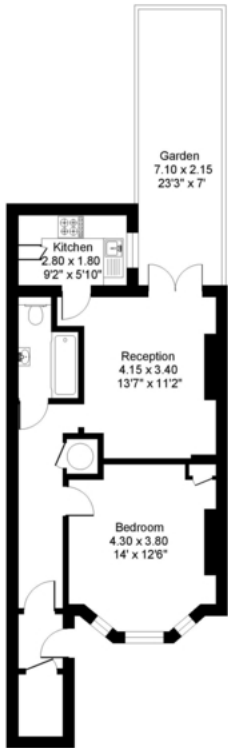


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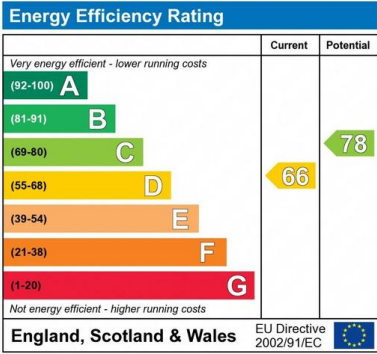
savills.co.uk

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Vardens Road, SW11  
Gross internal area (approx.):  
51.5 sq.m. (555 sq.ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



Lower ground floor



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