



A charming two bedroom flat with a large private garden

Bramfield Road, London, SW11

£650,000 Leasehold

savills

Two bedrooms • One bathroom • A wonderful open-plan kitchen/dining room • Large private garden • Ideally located 'Between the Commons' • Close to superb transport links • Fantastic local amenities nearby • Full planning permission to extend to 883ft2 flat • Within the catchment of Honeywell and Belleville Schools

Local Information

Bramfield Road is a residential road in the highly sought after location 'Between the Commons'. It is therefore close to the green open expanses of both Wandsworth and Clapham Common and all the recreational facilities they have on offer, as well as the fantastic selection of shops, bars and restaurants on Northcote Road.

Transport is excellent with Clapham South Underground station nearby providing Northern Line services into the City and West End, and Wandsworth Common and Clapham Junction mainline station providing frequent links into central London. The area is well connected by a number of local bus routes and is within the catchment of Honeywell and Belleville, renowned for its selection of schools.

About this property

Upon entering this charming two bedroom flat located just off Northcote Road, the sizeable primary double bedroom is found to your left. With plenty of built in storage, a dressing table and a large bay window allowing natural light to fill the room.

The second double bedroom is nearby, also with built in storage and a window looking out onto the private garden.

Towards the rear of the property is the dining room and open-plan kitchen with fully integrated appliances and built in storage. The modern bathroom is situated nearby with a joint shower and bath.

There is direct access from the kitchen through to the large private garden, perfect for relaxing and entertaining. A cellar completes the property and is ideal for further storage space.

There is full planning permission to extend to 883ft2 flat including the cellar.

Tenure

Leasehold

Local Authority

Wandsworth

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.





Bramfield Road, London, SW11
Gross Internal Area 678 Sq Ft. 63.0 Sq M

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Bramfield Road, SW11

Approx. gross internal area 678 Sq Ft. / 63.0 Sq M
(Including Cellar)

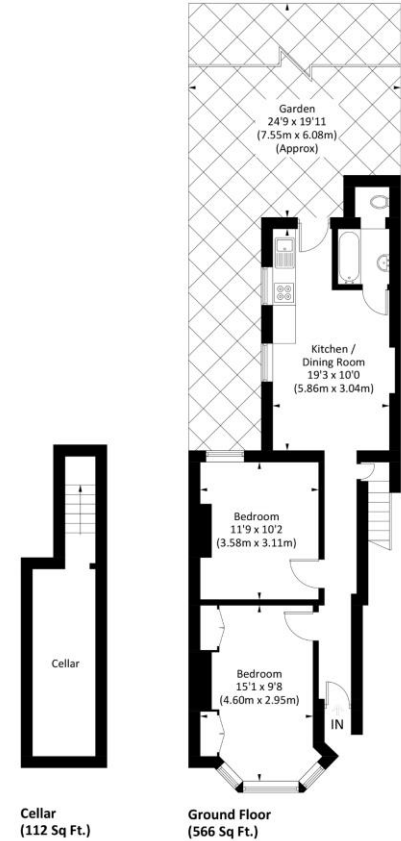


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID709500)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(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	69	78
EU Directive 2002/91/EC		

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