



A wonderful two bedroom flat close to the open spaces of Wandsworth Common

**St. John's Hill, London, SW11**

£625,000 Leasehold

savills

Two bedrooms • One bathroom • Light and airy • Nearby fantastic local amenities • Close to superb transport links

#### Local Information

St. John's Hill offers a fantastic selection of shops, bars and restaurants, and is situated close to the amenities of Northcote Road, as well as the open spaces of Wandsworth Common being nearby. There are excellent transport links with Clapham Junction mainline station nearby and numerous buses providing access both this side and north of the river.

#### About this property

This charming two bedroom flat is located on the first floor, upon entrance the kitchen/reception room is located to your right with three large windows allowing the room to be filled with natural light. The open-plan kitchen has fully integrated appliances and plenty of built in storage, the reception room has a bespoke fireplace creating a warm and homely feel and space for a breakfast table.

The first double bedroom is located nearby the reception room and the primary, sizeable double bedroom and bathroom are situated at the rear of the property with plenty of built in storage.

#### 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.







St. John's Hill, London, SW11  
Gross Internal Area 629 sq ft, 58.4 m²

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FFF ST. JOHN'S HILL, SW11

Approx. gross internal area 629 Sq Ft. / 58.4 Sq M

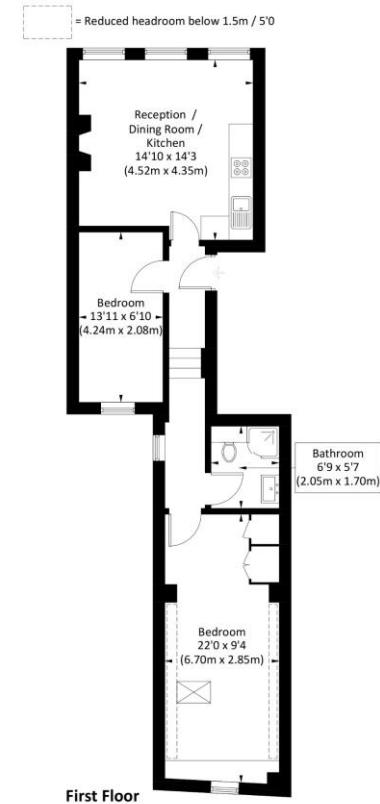


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID718664)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(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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