



A fantastic one bedroom flat nearby Clapham Junction Station

St. John's Hill, London, SW11

£475,000 Leasehold

savills

One bedroom • One bathroom • Reception/kitchen/dining room
• Close to fantastic local amenities • Nearby excellent 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 fantastic one bedroom flat has a sizeable open-plan kitchen/reception room with a comfortable seating area, a bespoke fireplace creating a warm and homely feel to it and three large windows allowing natural light to fill the room. The open-plan kitchen has fully integrated appliances and plenty of built in storage. There is also space for a breakfast table.

The double bedroom is situated at the rear of the property, has built in storage and the modern bathroom is located nearby.

Tenure

Leasehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = C

Viewing

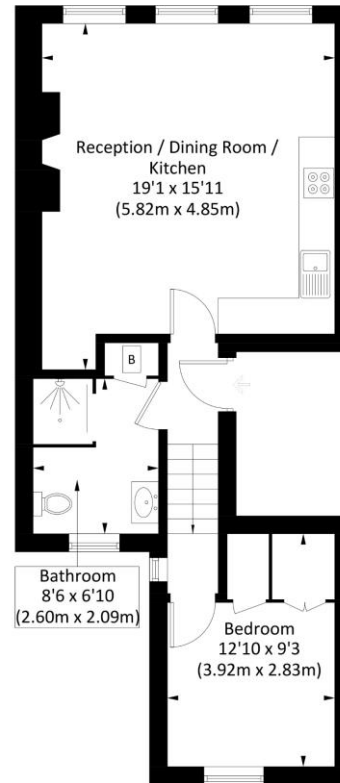
All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Office. Telephone: +44 (0) 20 3428 2222.






2ND FF, ST. JOHN'S HILL, SW11

Approx. gross internal area 504 Sq Ft. / 46.8 Sq M



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID718671)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20201221OLCG

