



# A three bedroom home located 'Between the Commons'

**Alfriston Road, London, SW11**

£1,000,000, Freehold

**savills**



Reception Room • Kitchen/Breakfast Room • Three Bedrooms  
• One Bathroom • Garden

### Local Information

Alfriston Road is ideally located 'Between the Commons' and close to the excellent shops and restaurants on Northcote Road. There are many schools in the area both in the state and private sector.

Access north of the river can be achieved from Clapham Junction linking to both Victoria and Waterloo. The wide open spaces of Wandsworth and Clapham Common are also nearby.

### About this property

A rare opportunity to purchase a freehold blank canvas 'Between the Commons'. Owned by the same family for over 50 years this wonderful house offers an amazing opportunity for an incoming owner to extend and update both on the ground floor and the loft (subject to usual consents).

This semi-detached house comprises a spacious reception room on the ground floor that in turn leads to the kitchen breakfast room. The almost 40ft garden benefits from a large store and has gated access to the street, ideal for bikes and gardening equipment. On the first floor are two double bedrooms and family bathroom and a further bedroom with the potential to extend into the loft (subject to consents).

### Tenure

Freehold

### Local Authority

Wandsworth

### Energy Performance

EPC Rating = E

### Viewing

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





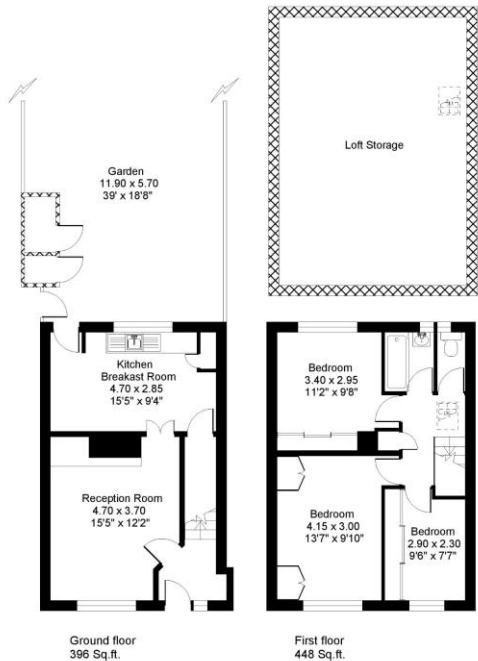


Alfriston Road, London, SW11  
Gross Internal Area 844 sq ft, 78.4 m²

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Alfriston Road, SW11  
Gross internal area (approx.):  
78.4 sq.m. (844 sq.ft.)  
Plus loft and garden storage 43.8 sq.m. (472 sq.ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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