



An immaculately presented two bedroom flat benefitting from a private terrace located in the heart of Battersea just off St. John's Hill.

**Harbut Road, London, SW11**

£525,000 Share of Freehold

savills



Reception/Dining room • Open plan kitchen • Two bedrooms • One bathroom • Private terrace

### Local Information

Harbut Road is located in the heart of Battersea just off St. John's Hill. The area benefits from the local amenities of the shops, bars and restaurants of St. John's Hill as well as those of Clapham Junction, Battersea Rise and Northcote Road. There are many schools of good repute locally.

Wandsworth and Clapham Common are in close proximity. There are excellent transport links in the area from Clapham Junction Station providing direct services into London Victoria and London Waterloo, as well as the South West.

### About this property

Located on the raised ground floor of a beautiful Victorian House, is this two bedroom flat benefitting from a private terrace. As you enter the property, on the right hand side, is the primary double bedroom benefitting from ample built in storage space and a large bay window allowing the room to be filled with natural light. The second double bedroom is located nearby and adjacent to this is the family bathroom.

To the rear of the property is the bright and airy reception room. This room benefits from sliding doors allowing direct access to the private terrace, perfect for entertaining and relaxing, as well as allowing an abundance of light to fill the room. The open plan kitchen features a range of integrated appliances, and plenty of built in storage. There is also space for a dining table.

Sold with no onward chain.

### Tenure

Share of Freehold

### Local Authority

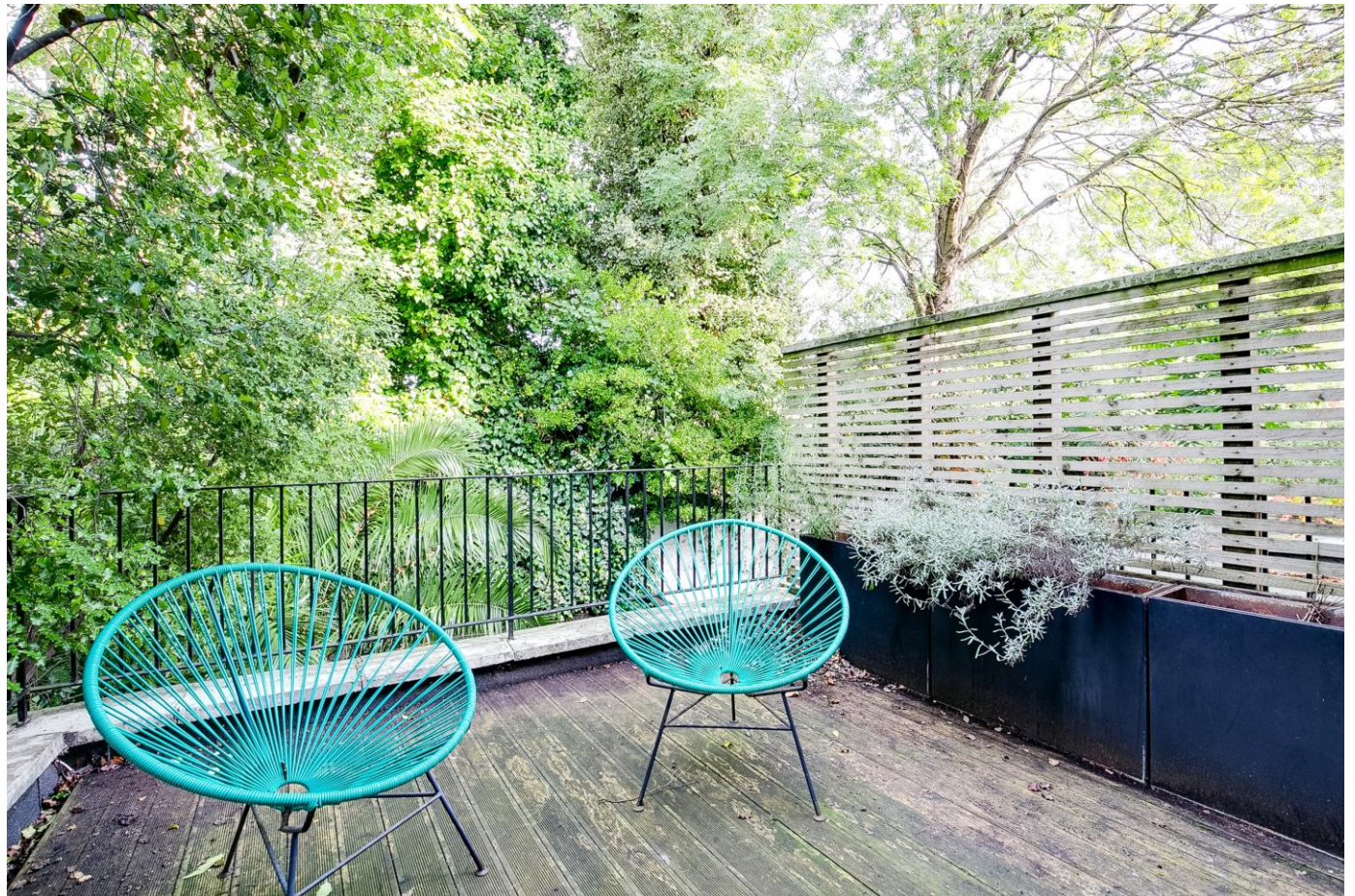
Wandsworth

### 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.







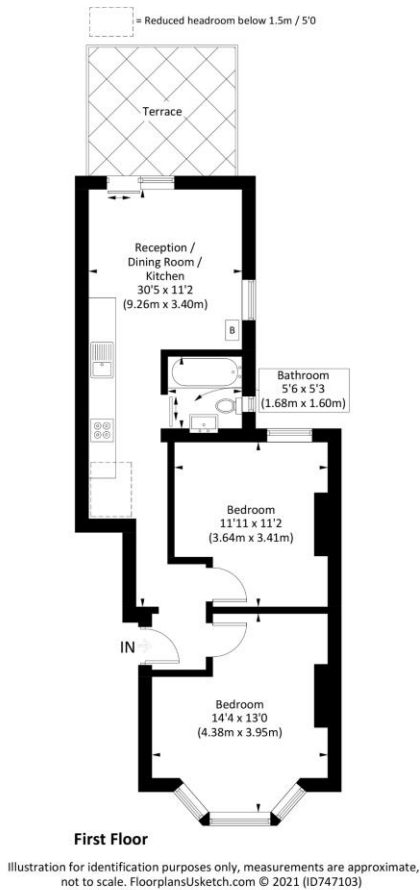
Harbut Road, London, SW11  
Gross Internal Area 569 sq ft, 52.9 m²


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HARBUT ROAD, SW11

Approx. gross internal area 569 Sq Ft. / 52.9 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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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