



## Wonderful four bedroom split level flat close to all the amenities of the Northcote Road

**Northcote Road, London, SW11**

£900,000 Leasehold



An abundance of storage • Four spacious and bright bedrooms  
• Three bathrooms • Large reception room • Bay doors  
leading onto a private balcony

#### Local Information

Northcote Road runs from Battersea Rise to Broomwood Road and lies between the Commons. Wandsworth common is approximately 0.6 miles away and offers a vast amount of green open space to enjoy. There are many popular local shops, restaurants, cafes and bars on Northcote Road with High Street shopping close to hand in St. John's Hill and Lavender Hill.

The property is within walking distance of Clapham Junction mainline station which offers over ground services in Victoria and Waterloo. There are also many schools of good repute locally both in the state and private sector.

#### About this property

This spacious four bedroom split level property benefits from natural light throughout..

As you enter the property on the first floor to the right is the large reception room which is ideal for entertaining, and a modern kitchen with integral appliances. To the left as you enter is the first bedroom benefiting from its own en suite.

Two further bedrooms can be found on the second floor. The principal double bedroom can be found on the third floor and boasts its own bathroom and bay doors leading onto the private balcony and allowing natural light to fill the room.

#### 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.







Northcote Road, London, SW11  
Gross Internal Area 1488 sq ft, 138.2 m²

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**NORTHCOTE ROAD, SW11**  
Approx. gross internal area 1488 Sq Ft. / 138.2 Sq M



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID768437)

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>	71	73
(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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