



# A fantastic two bedroom flat in a highly desirable location

**Barnard Road, London, SW11**

£850,000 Leasehold (167 years remaining)

**savills**



Reception Room • Kitchen/Dining Room • Two Bedrooms •  
Two Bathrooms • Roof Terrace

### Local Information

Barnard Road is situated just off St John's Road and is close to the popular shops, bars and restaurants of Northcote Road, Lavender Hill and St John's Hill.

Transport links are excellent with Clapham Junction nearby and numerous bus routes going North of the River. The open spaces of Clapham Common are also in close proximity.

### About this property

A charming two bedroom flat situated just off St John's Road with an excellent roof terrace.

Upon entering this wonderful flat, you are welcomed on the left hand side by the spacious reception room which hosts a decorative fire place, alcove cupboards with shelving above, an abundance of living space and is flooded with natural light from the numerous windows which also encompass a window seat.

The reception room provides access to the kitchen via stairs to the mezzanine where the kitchen is located. The kitchen is fitted with white high gloss units, integrated appliances and has been cleverly designed to allow enough space for a dining table. It also leads through to eaves storage.

Adjacent to the reception room is the first bedroom which is bathed with light from the two windows and allows enough space for a double bed. The larger of the two bedrooms is located to the rear of the flat and benefits from an en-suite. There is also a further bathroom which hosts a bath located just before the first bedroom.

A spiral staircase located to the rear of the property provides access onto the roof terrace which offers a wonderful amount of space, views of South West London and is the perfect space to enjoy in the warmer months.

### Tenure

Leasehold(167 years remaining)

### 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.







Barnard Road, London, SW11  
Gross Internal Area 1458 sq ft, 135.5 m²

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Barnard Road, SW11

Approximate Gross Internal Area = 135.5 sq m / 1458 sq ft  
(Excluding Void / Terrace / Including Eaves Storage)



Illustration for identification purposes only, measurements are approximate,  
not to scale. Cannon Photos Ltd ©

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	51	71
A		
(81-91)		
B		
(69-80)		
C		
(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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