



Charming two bedroom lateral garden flat

Harbut Road, London, SW11

£685,000 Share of Freehold



Large conservatory • Stunning Garden • Two double bedrooms • Reception room with large bay windows • Modern kitchen

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. 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, as well as the South West.

About this property

Occupying the lower ground floor of a Victorian terrace property, is this immaculate two bedroom apartment boasting a stunning garden and conservatory to the rear.

As you enter the property the spacious reception room is to your right which benefits from large bay windows allowing natural light to fill the space. As you walk through the property the two double bedrooms and bathroom can be found on the right.

Toward the rear of the property is the walk through kitchen benefitting from modern fitted appliances and an abundance of natural light from the conservatory.

Tenure

Leasehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = D

Viewing

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

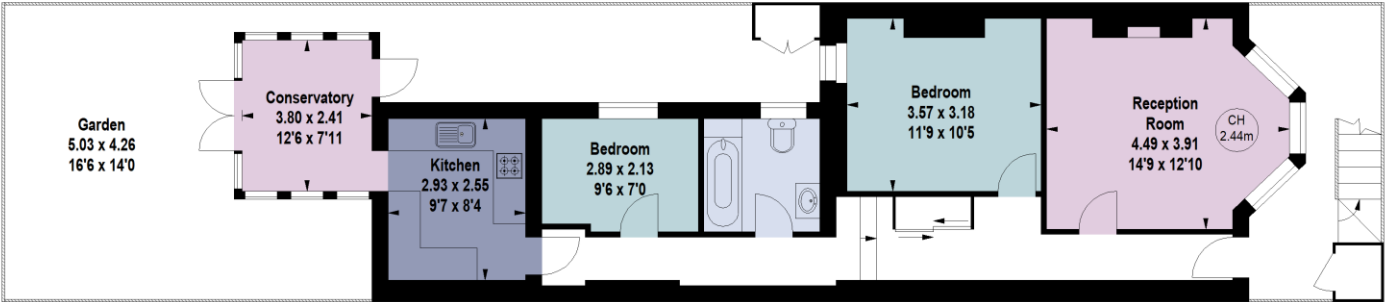




Harbut Road, London, SW11
Gross Internal Area 754 sq ft, 70 m²

Harbut Road, SW11
Gross internal area (approx) 70.05 sq m / 754 sq ft


Key :
CH - Ceiling Height



Lower Ground Floor

For Identification Only. Not To Scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(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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