



Superb two bedroom upper floor flat boasting a stunning private roof terrace

Northcote Road, London, SW11

£745,000 Leasehold



Perfectly situated for all the amenities of Northcote Road •
Stunning roof terrace ideal for entertaining • Open plan
kitchen/reception • Natural Light throughout • Refurbished to a
high standard

Local Information

Northcote Road runs from Battersea Rise to Broomwood Road and lies between the Commons. Wandsworth common is approximately 0.2 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 approximately 0.6 miles away from Clapham Junction mainline station which offers over ground services in Victoria and Waterloo.

About this property

This stunning two bedroom flat sits on the upper floor and boasts a private garden terrace.

To the right the property opens up into the open plan kitchen/reception room. The modern kitchen benefits from fully integrated appliances and plenty of storage and sits along one side of the reception. This space is large enough for a table and chairs as well as reception furniture, and has direct access to the roof terrace via floor to ceiling glass doors maximizing on the natural light. The garden terrace is ideal for entertaining and alfresco dining.

Towards the front of the property are the two double bedrooms and modern bathroom complete with a shower/bath.

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.



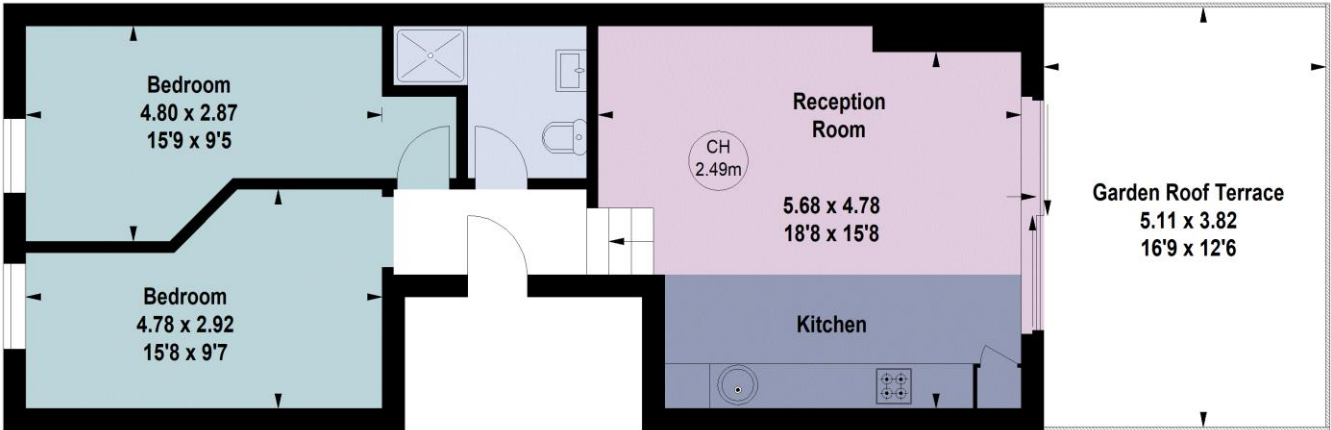


Northcote Road, London, SW11
Gross Internal Area 674 sq ft, 62.6 m²

Northcote Road, SW11

Gross internal area (approx) 62.61 sq m / 674 sq ft

Key :
CH - Ceiling Height



First 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	78	82
(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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