

PHOTOS AS PREVIOUSLY FURNISHED



A wonderfully bright and spacious two bedroom garden flat

Barnard Road, London, SW11

£850,000 Leasehold (77 years remaining)

savills

Private garden ideal for entertaining • Own entrance •
Abundance of storage space • Approximately 0.2 miles from
Clapham Junction • Residential street just off of St Johns' Road

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 and Wandsworth Common are also in close proximity.

About this property

A charming two bedroom flat with a superb 23 ft garden.

This wonderful flat comprises of two bright double bedrooms to the front, both with in-built wardrobes. Adjacent is the bathroom which boasts a bath with a built in shower.

The kitchen is positioned in the middle of the flat and features a vast amount of in-built units and integrated appliances. Adjacent to this is the study which leads into the reception/dining room and offers an abundance of space and is flooded with natural light from the floor to ceiling glass doors which open up onto the garden. The secluded garden is paved, making it the perfect space to enjoy in the warmer months.

Tenure

Leasehold(77 years remaining)

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.



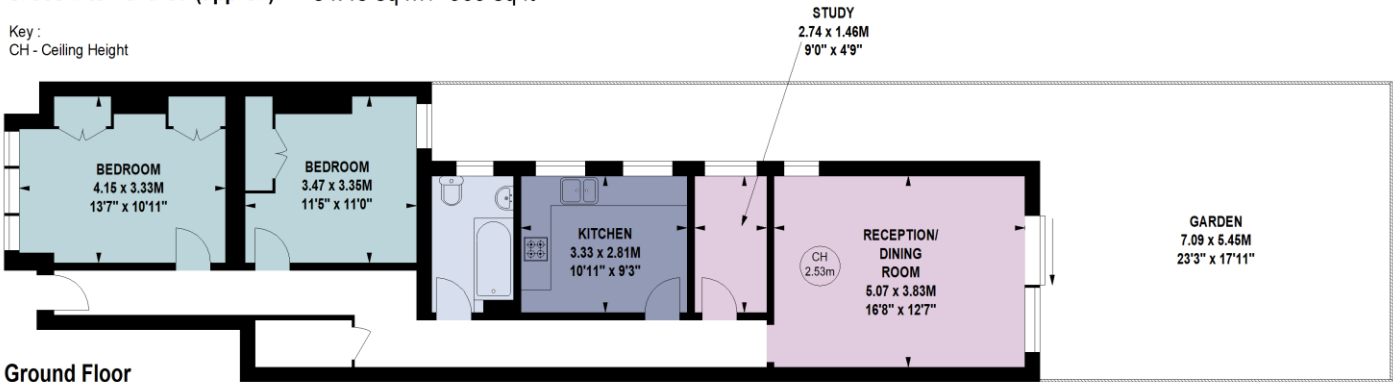


Barnard Road, London, SW11
Gross Internal Area 909 sq ft, 84.4 m²

Barnard Road, SW11

Gross internal area (approx) 84.45 sq m / 909 sq ft

Key :
CH - Ceiling Height



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	
(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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