



Stunning two bedroom split-level flat perfectly placed for the amenities of Northcote Road and St. John's Road.

Northfield House, 142-144 Northcote Road, London, SW11

Offers in excess of £800,000 Leasehold (Lease Expiry September 2131)

savills

Ideal location on the sought after Northcote Road • Arranged over two floors • Two double bedrooms • Generous private roof terrace • Light and airy throughout

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

Arranged over the top two floors is this stunning two double bedroom flat boasting over 800 sq. ft. of living and accommodation space and a private roof terrace.

The second floor hosts the two double bedrooms each with built-in storage units, and the larger with an en suite complete with a shower. Directly in front of the entrance is the main bathroom complete with a bath and overhead shower. To the right of the entrance is the spacious hallway with several storage units. To the front of this floor is the light and airy reception showcasing plenty room for living space and stairs to one side leading up to the kitchen.

The top floor hosts the modern kitchen with integrated appliances, enough space for a dining area, and eaves storage to one side. The kitchen provides direct access via stairs to the generous private roof terrace which is an ideal space for entertaining and al fresco dining.

Tenure

Leasehold (Lease Expiry September 2131)

Local Authority

Wandsworth

Council Tax

Band = D

Ground Rent

£250

Service Charge

£2,662 in 2021

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.





Northfield House, 142-144 Northcote Road, London, SW11
Gross Internal Area 814 sq ft, 75.6 m²

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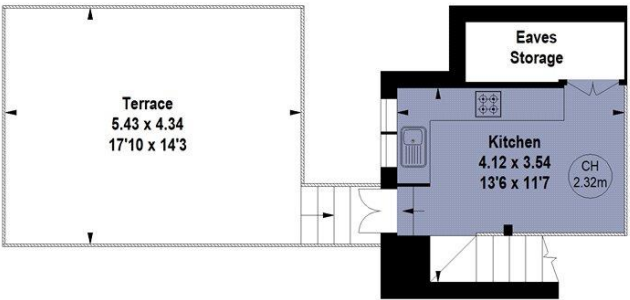


Northfield House,
Northcote Road, SW11
Gross internal area (approx) 75.62 sq m / 814 sq ft
(Including Eaves Storage)
Eaves Storage 3.16 sq m / 34 sq ft

Key :
CH - Ceiling Height



Second Floor



Third 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	74	76
(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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