



Situated just off Northcote Road is this fantastic two bedroom flat.

Belleville Road, London, SW11

Guide Price £599,999 Leasehold (Expires 24/12/2121)

savills

Kitchen/Reception room • Two bedrooms • Balcony

Local Information

Belleville Road is ideally situated 'Between the Commons' and close to the local shops, bars and restaurants on Northcote Road. Wandsworth Common is at the end of the road (approximately 0.2 miles away) and offers excellent outdoor space to enjoy.

Transport links are superb, with Clapham Junction providing direct links to Victoria and Waterloo and Clapham South underground station also providing access North of the river.

The area is renowned for it's excellent selection of schools both in the state and private sector, for example Thomas's Clapham and Honeywell.

About this property

Located on a highly sought after road 'Between the Commons' and just off Northcote Road, is this fantastic two bedroom flat.

The property boasts a spacious kitchen/reception room which is bathed in natural light from the numerous large windows. The kitchen is fitted with grey high gloss units, integrated appliances and opens up onto the reception room. The reception room offers an abundance of space for both a sitting area and dining table. The room benefits from built in shelving perfect for storage.

The primary bedroom is located to the left and boasts space for a double bed and storage and has access to the balcony which overlooks Northcote Road. Adjacent is the second bedroom

which has built-in storage and is currently being used as a study, perfect for working from home. The property is complete with a bathroom with walk-in shower.

Tenure

Leasehold (Expires 24/12/2121)

Local Authority

Wandsworth

Council Tax

Band = C

Ground Rent

£100 per annum

Service Charge

£1038 per annum

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.





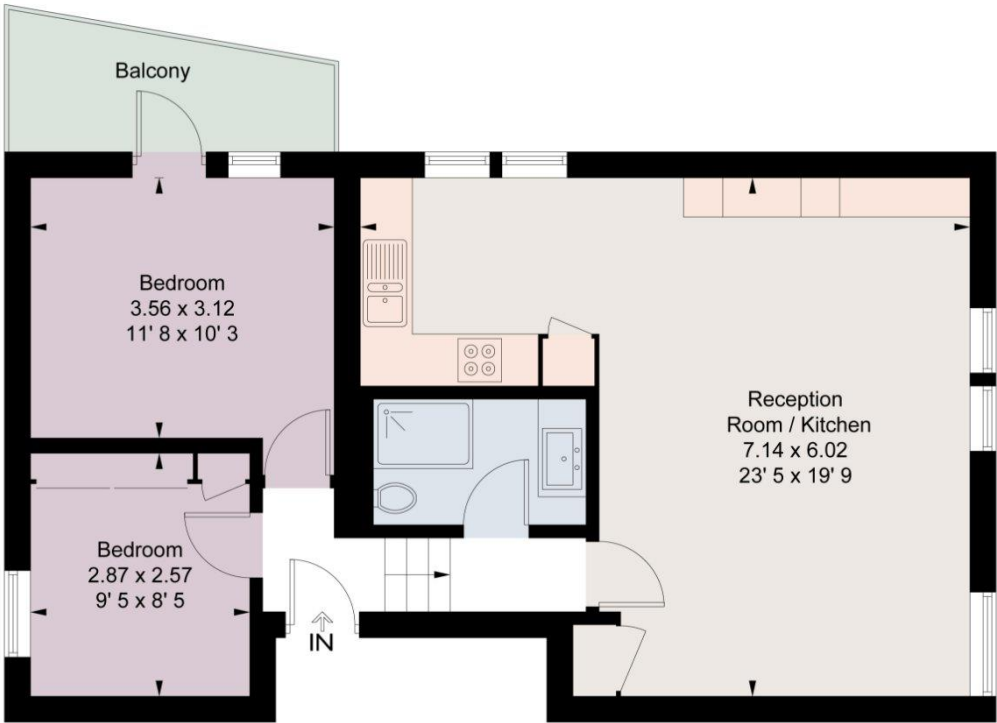
Belleville Road, London, SW11
Gross Internal Area 681 sq ft, 63.3 m²

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Belleville Road

Approximate Gross Internal Area = 681 sq ft / 63.3 sq m



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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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