



A fantastic three bedroom flat with spacious living space.

Littlebury Road, London, SW4

Guide Price £700,000 Leasehold



Three bedrooms • Spacious reception room • Terrific location •
Separate bathroom and W.C • Natural lighting throughout

Local Information

Littlebury Road is a lovely tree lined road, close to the many shops, bars and restaurants on Clapham High Street. The area is served by excellent transport links with overground services from Clapham High Street station and the Northern line at Clapham Common and Clapham North stations. There are many good schools in the area.

About this property

A fantastic split-level, three bedroom flat with spacious living space. The first floor includes the wonderful reception room boasting with natural light and high ceilings. There's also one of the three bedrooms with built-in storage. To the rear of this floor is the kitchen with built-in appliances and also a bathroom with separate W.C. The further two bedrooms are situated on the second floor with one currently being used as a useful at-home study.

There's also potential for a loft conversion (STC and planning permission).

Tenure

Leasehold

Local Authority

Wandsworth

Council Tax

Band = D

Ground Rent

Peppercorn

Energy Performance

EPC Rating = E

Viewing

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





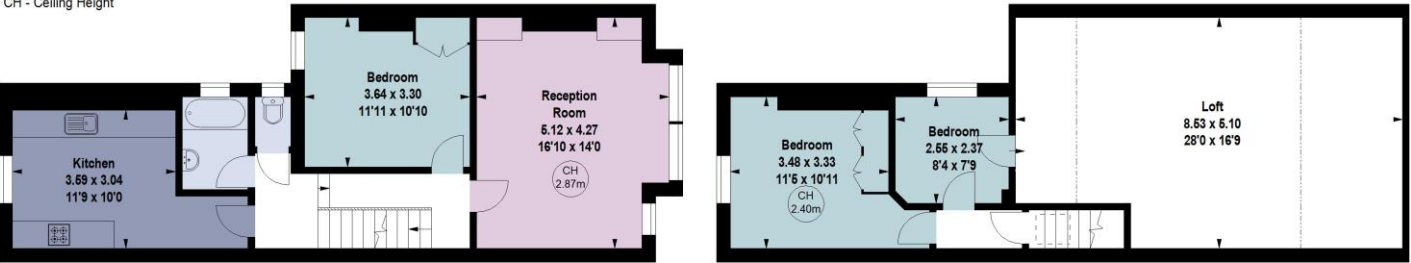
Littlebury Road, London, SW4
Gross Internal Area 1372 sq ft, 127.5 m²

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Littlebury Road, SW4
Gross internal area (approx) 127.46 sq m / 1372 sq ft
(Including Loft)
Loft 41.06 sq m / 442 sq ft

Key :
CH - Ceiling Height




First Floor

Second Floor



Ground Floor
Entrance

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	52	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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