



Two bedroom flat by Clapham Old Town with a garden

Wandsworth Road, London, SW8

Share of Freehold



Reception room • Open plan kitchen • Two bedrooms • One bathroom • Garden

Local information

Wandsworth Road is situated close to Clapham Old Town with its wide range of shops, restaurants and wine bars. Transport links are excellent with Wandsworth Road offering convenient access to the Overground line and direct services into Canary Wharf. Clapham High Street mainline station and Clapham North underground stations are also nearby. There are many local schools situated within close proximity.

About this property

This charming two bedroom flat has a wonderfully bright and airy feel to it. From entering the hallway, the bright and spacious reception room and open-plan kitchen area with fully integrated appliances creates a fantastic living space.

The primary bedroom situated towards the rear of the property has built in wardrobes allowing a generous amount of storage and an en-suite shower room. Located nearby is the WC with a separate room for a bath. At the rear of the property are doors allowing access to the spacious garden with furniture allowing for a great seating area and perfect space for entertaining.

Tenure

Share of Freehold

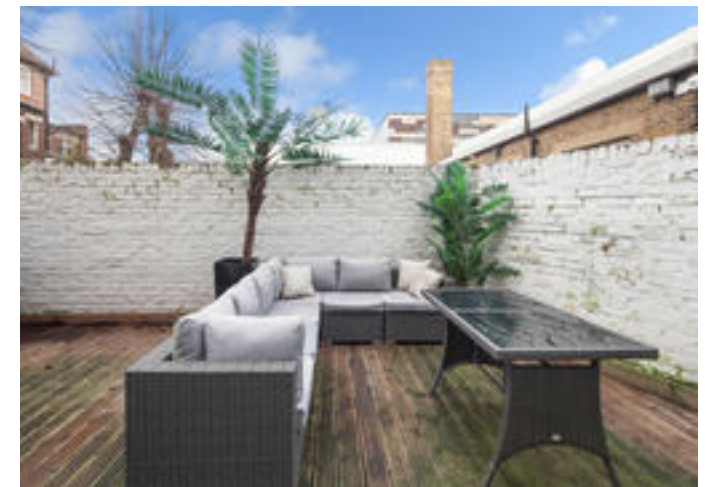
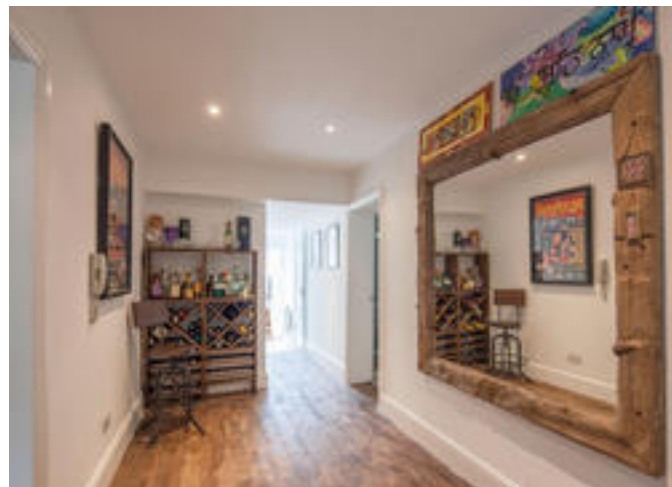
Local Authority

London Borough of Lambeth

EPC rating = D

Viewing

Strictly by appointment with Savills





Wandsworth Road, London, SW8
Gross internal area (approx) 915 sq. ft.

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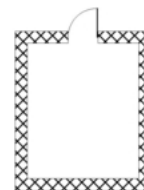
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Gross internal area (approx.):
 85.0 sq.m. (915 sq.ft.)
 Plus 9.5 sq.m. (102 sq.ft.)
 For identification purposes only. Not to scale.
 Floorplanners ©



Lower ground floor
 915 Sq.ft.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(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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