



SPACIOUS VICTORIAN SPLIT-LEVEL FLAT

**HUGUENOT PLACE
LONDON SW18**

Share of Freehold

Two Bedrooms ♦ Kitchen ♦ Reception Room ♦ One Bathroom ♦ Roof Terrace ♦ EPC rating = D

Situation

Huguenot Place is close to the open expanses of Wandsworth Common. The facilities are fantastic with a number of local restaurants, bars and shops in the surrounding roads including St Johns Hill and Northcote Road. Transport is excellent with Wandsworth Town and Clapham Junction mainline station a short walk away. The property is serviced by numerous buses. The area is well known for its fabulous schools, both state and private.

Description

Arranged over the first and second floors of this handsome Victorian building, this beautifully presented split-level apartment, benefits from a South-facing roof terrace, providing exceptional outdoor entertaining space. The apartment, which is full of character and retains many original features throughout, comprises a reception room, with an elegant bay window, an original fireplace and high ceilings. There is also a fully equipped separate kitchen. The second floor features a landing with double doors opening out onto the private South-facing roof terrace, which is perfect for outside entertaining. There are also two large double bedrooms, both of which have fitted wardrobes. The property further benefits from additional storage space on the landing and in the large un-converted attic.

Tenure:

Share of Freehold

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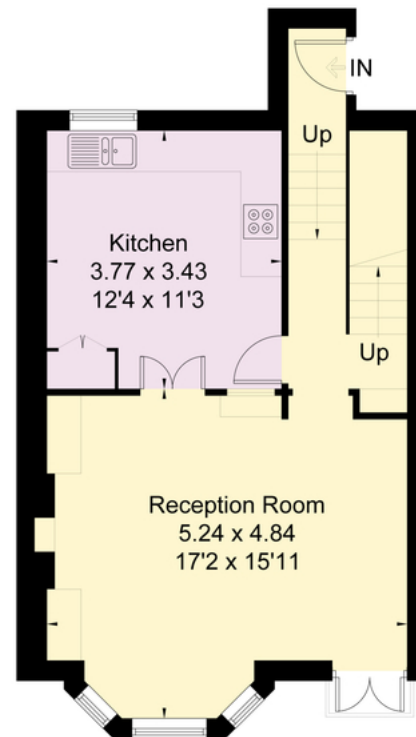
Huguenot Place, SW18

Gross Internal Area (approx) = 87.2 sq m / 939 sq ft

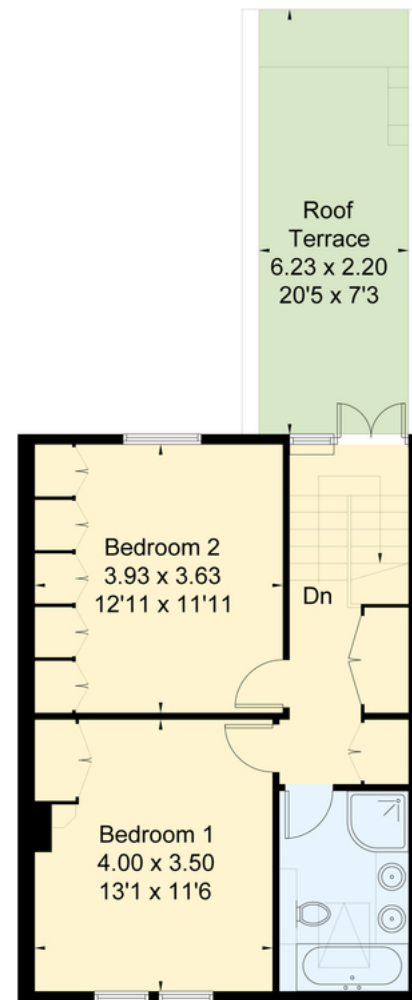
Terrace = 13.7 sq m / 147 sq ft

For identification only. Not to scale.

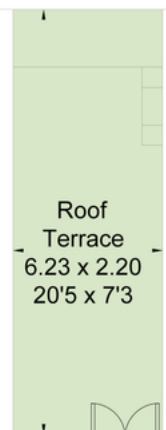
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First Floor



Second Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(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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