

FOR SALE





This bright end-of-terrace modern house has been neutrally decorated throughout to create a wonderful contemporary home. Superbly located on a quiet no through road just moments from Wandsworth Common, it offers three bedrooms, open-plan living space and a pretty garden. Close to Northcote Road, highly prized primary schools and just over half a mile from Clapham Junction. This light and bright three-bedroom house provides superb flexible living space. The ground floor offers a spacious reception room with two sets of floor-to-ceiling French doors opening onto the garden. The kitchen can be accessed both from the front door foyer and from the adjacent reception room. Both have a hard-wearing and practical painted wood floor. There is also a handy downstairs WC. Upstairs, there are two generous double

bedrooms with plenty of fitted storage. The third bedroom could be ideal as a study or nursery. The shower room is fully tiled and features a large walk-in shower. Further storage is available in the overhead loft. Outside, the garden features a beautiful cherry tree, and is paved with flowerbed borders. It also offers separate street access. Rainham Close is located in the area known as 'Between the Commons', a stone's throw from ever-popular Northcote Road and close to highly rated primary schools. Clapham Junction station provides easy access to both the City and the West End, with its direct connections into both the City and the West End, and the wide open spaces of Wandsworth Common are almost on the doorstep.



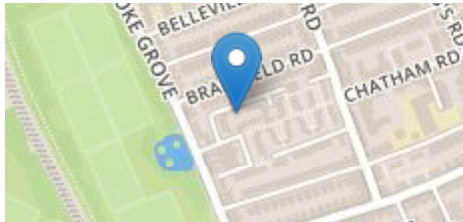
Rainham Close

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Entrance Lobby
- Reception Room
- Kitchen / Dining Room
- Downstairs WC
- 3 Bedrooms
- Shower Room
- 20 Ft Garden
- Loft Storage
- 1000 Sq Ft / 92.9 Sq M

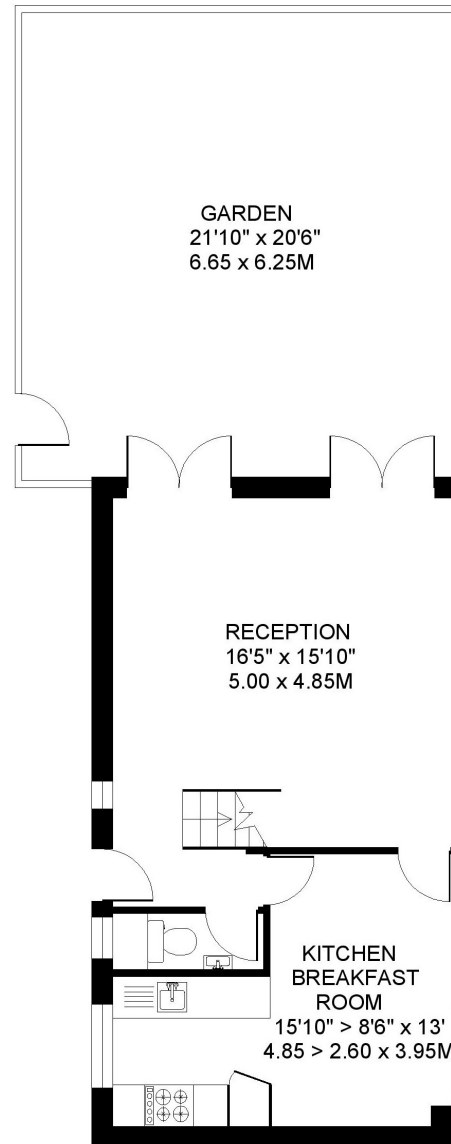


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Worst	Very environmentally friendly - lower CO ₂ emissions	Worst
(92 to 100) A	83	(92 to 100) A	60
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not energy efficient - higher running costs	100	Not environmentally friendly - higher CO ₂ emissions	100
England, Wales & N.Ireland	2005/1/EC	England, Wales & N.Ireland	2005/1/EC

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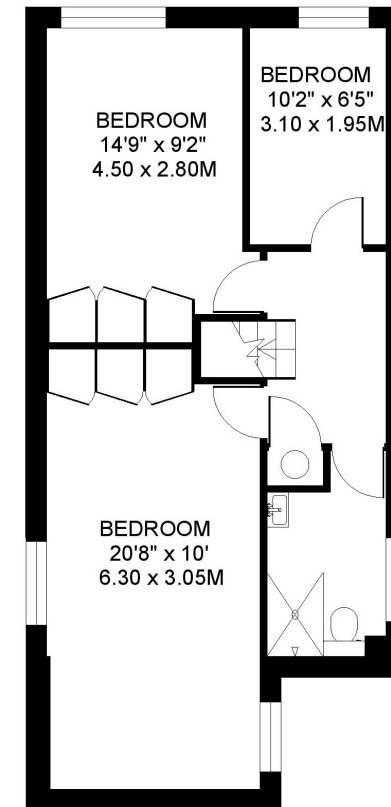


GROUND FLOOR 470 SQ.FT.

**RAINHAM CLOSE
 BATTERSEA
 LONDON SW11**



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 1000 SQ.FT. / 92.9 SQ.M.



FIRST FLOOR 530 SQ.FT.

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