

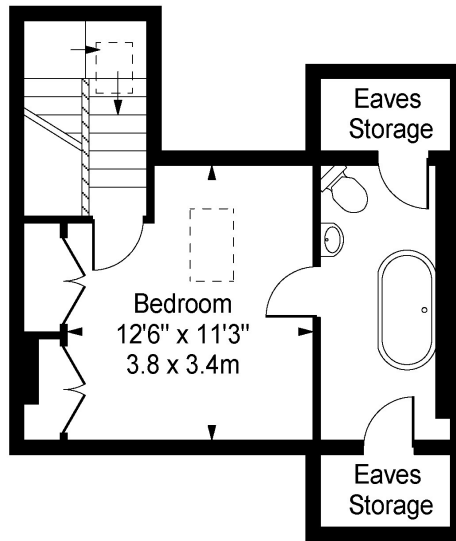
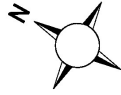


**Northcote Road**  
**Between The Commons**  
**SW11**

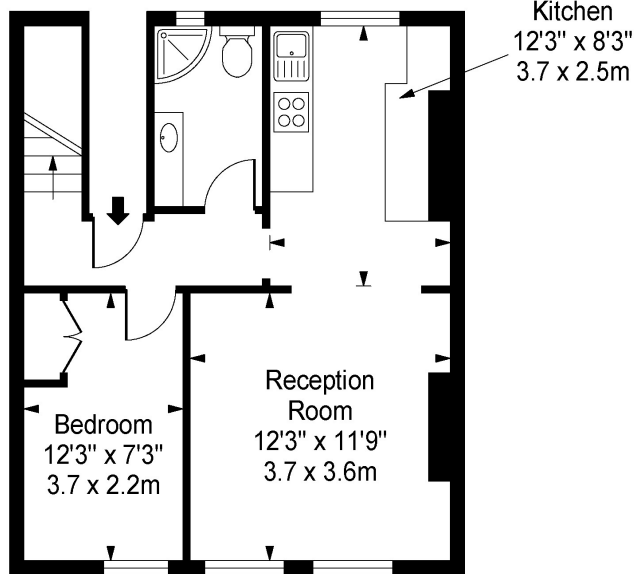
**TO LET**

This conveniently located, bright, split level flat has been fully refurbished throughout and is presented in immaculate condition. On the first floor, the large reception/kitchen has wooden flooring throughout and a dual aspect. The kitchen has been fully renovated with new appliances and kitchen units. The reception area provides ample room for both sofas and a dining table. Also on the first floor is a double bedroom and a generously sized shower room that also contains the washer/dryer. On the upper floor is a large double bedroom with en-suite bathroom. Both bedrooms have built-in storage.

# Northcote Road, SW11



Third Floor



Second Floor

Approx Gross Internal Area **712 Sq Ft - 66.1 Sq M**

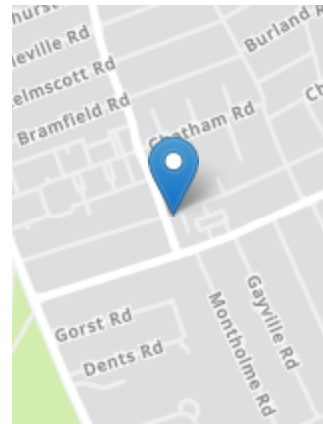
For Illustration Purposes Only - Not To Scale

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## PROPERTY FEATURES

- Ample Storage
- Fully Refurbished
- Available September
- Convenient Location
- Brand New Appliances
- London Borough of Wandsworth
- 2 Double Bedrooms
- 2 Bath / Shower Rooms (1 x E/S)
- Large Kitchen/Reception Room
- 712 Sq Ft / 66.1 Sq M



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A |         |           |
|   | B |         |           |
|   | C |         |           |
|   | D |         |           |
|   | E |         |           |
|   | F |         |           |
|   | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
|   |   | 67      | 74        |

England, Scotland & Wales

## VIEWING BY APPOINTMENT ONLY

The particulars do not constitute part of an offer or contract: the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact: nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order: measurements given are approximate: prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey