





This delightful one-bedroom flat with private street entrance and sunny, south-facing garden occupies the whole lower level of a handsome, Victorian building converted into three flats, directly off fashionable Northcote Road and close to good transport links and both commons. It is offered vacant with no forward chain.

The property is set back behind a recently modernised and restored, paved front garden leading to its private front door. Inside has been recently and neutrally decorated and is well presented throughout featuring a beautifully-designed, contemporary bath/shower room/WC. The large front double bedroom has an attractive bay window and fitted wardrobes to both alcoves. Behind is a generous and modern, L-shaped living room kitchen with space for sitting and dining area. The kitchen area is equipped with integrated appliances, whilst the washing machine and boiler are located separately in a storage/utility cupboard just by the back doors.

The reception area opens onto the long garden which faces south and is also open to the west.

Consequently, it receives good summer sunshine and has been attractively landscaped with a rear deck, ideal for outside dining and sundowners.

Chatham Road is in the heart of the area known as 'Between the Commons' and runs immediately off Northcote Road - a buzzing parade of thriving independent shops, bars and restaurants with a lively street market. Numerous transport connections can be found within three quarters of a mile at Clapham Junction and Clapham South stations which have direct trains/tubes into The City, The West End and Gatwick, in addition to numerous buses. Residents' parking permits are available and council tax is low due to the property being in the borough of Wandsworth. The recreational facilities and green open spaces of Clapham and Wandsworth Commons are both close by.



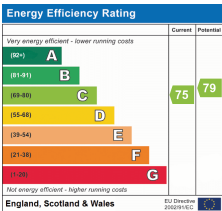
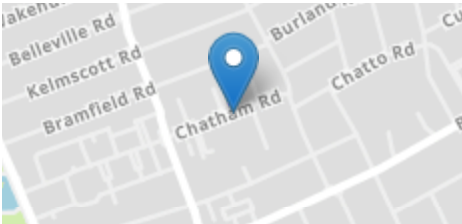
Chatham Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- No Chain
- Private Entrance
- Fitted Wardrobes
- Recently Decorated
- Utility/Storage Cupboard
- 47' South-facing Garden
- Large Double Bedroom
- New Bath/Shower Room/WC
- Open-plan Reception Room / Kitchen
- 513 SQ.FT/47.6 SQ.M



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;

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CHATHAM ROAD
BATTERSEA
LONDON SW11

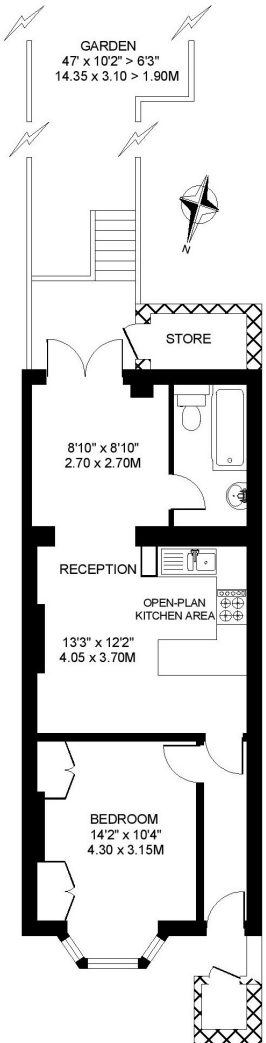
APPROXIMATE INTERNAL FLOOR (LIVING) AREA

■ = 490 SQ.FT / 45.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS

▨ = 23 SQ.FT. / 2.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN
513 SQ.FT. / 47.6 SQ.M.



LOWER GROUND FLOOR

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