



Adderley Grove
Between the Commons
SW11

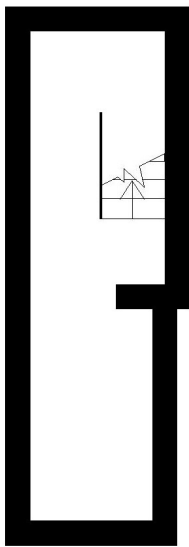
TO LET

This superb, newly-refurbished two double-bedroom, two bathroom, upper maisonette (1003 SQ.FT./93.2 SQ.M.) has been beautifully designed and finished throughout. It offers bright, open-plan living/entertaining space and has the additional rare benefits of a private street entrance, a ground floor hall and a storage cellar. Situated in a delightfully peaceful yet convenient location between the commons, close to the edge of Clapham Common, fashionable Northcote road and half a mile from the tube at Clapham South. Available April 2022.

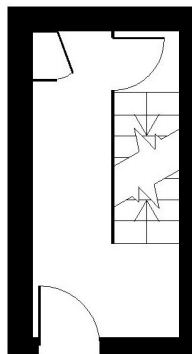
ADDERLEY ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
1003 SQ.FT. / 93.2 SQ.M.

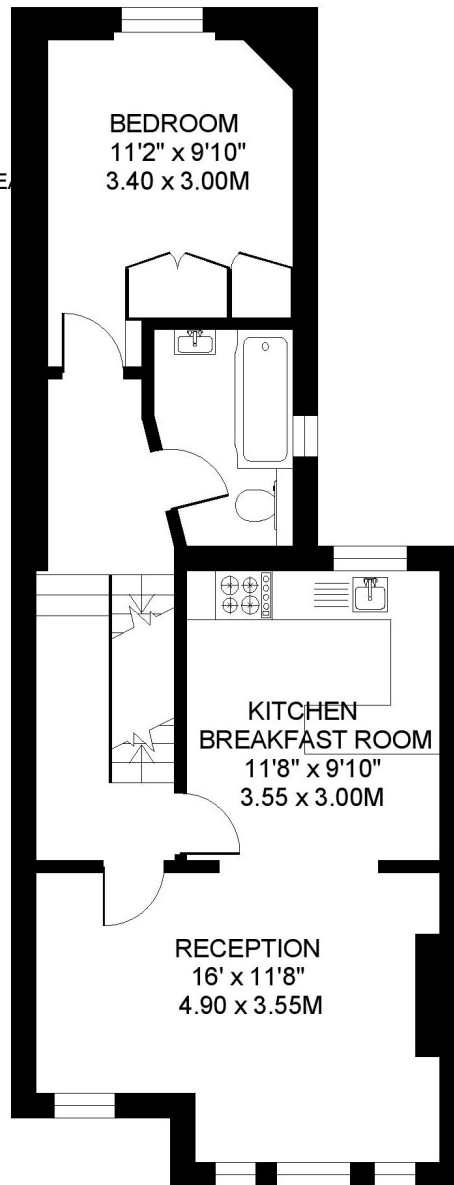
CELLAR
19'8" x 5'5" > 5'
6.00 x 1.65 > 1.50M



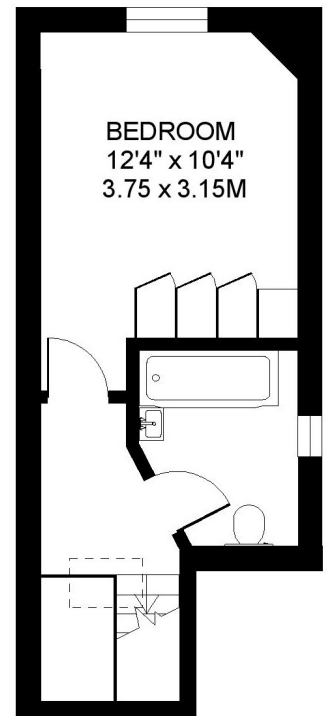
102 SQ.FT.



GROUND FLOOR
73 SQ.FT.



FIRST FLOOR 580 SQ.FT.



SECOND FLOOR
248 SQ.FT.

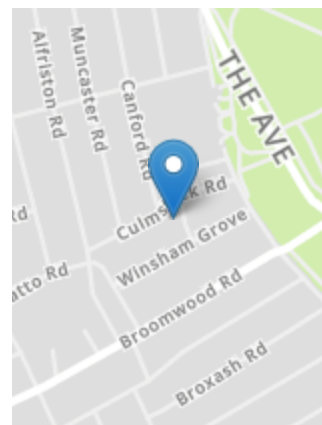


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BY FLOORPLANNERS 07801 228850



PROPERTY FEATURES

- Loft Storage
- Hall & Cellar
- Upper Floors
- Private Entrance
- Open-Plan Kitchen
- Large Reception
- 2 Double Bedrooms
- 2 Bath / Shower Rooms
- 1003 SQ.FT/93.2 SQ.M
- Available April 2022



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs	A		
(92 to 100)	B		
(81 to 91)	C		
(69 to 80)	D		
(55 to 68)	E		
(39 to 54)	F		
(13 to 38)	G		
Least energy efficient - higher running costs			
England, Wales & N.Ireland		76	76

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