





This delightful and spacious, three/four bedroom, split-level, garden flat, (1158 SQ FT/102.9 SQ.M), has been beautifully refurbished and extended to provide versatile family accommodation. Converted from the upper floors of an attractive Victorian terraced house in this sought-after, quiet street just off fashionable St. John's Hill's parade of shops, cafés and bar/restaurants, it is close to both Wandsworth and Clapham Commons and excellent train links to The City and West End via nearby Clapham Junction . It is offered with no forward chain. The current owners of this property have carried out an extensive internal refurbishment including extending into the large loft space, to create a substantial family-sized duplex garden maisonette in a prime spot off fashionable St John's Hill and less than half a mile from Clapham Junction mainline Station. It is offered for sale with no forward chain. At almost 1200 ft.², accommodation is both substantial and very versatile ; it could be used equally well to provide either extra bedrooms or extra entertaining spaces, depending on the incoming purchaser's specific needs.

The property is arranged over two full floors (first and second) and has steps down to a good-sized, west facing and private garden. The first floor provides fantastic and practically-arranged living spaces. This includes a newly-fitted, sleek kitchen/breakfast room with ample space for a table to seat six people, a well-designed, front reception room with bay window, and a study with built-in desk area and shelving. The owners have even added a cleverly-designed space for 2 bicycles to be wall-hung internally and there is a separate WC on this level as well. To the rear of the first floor is a further spacious room which has the access to the garden via an external staircase. Depending on an individual's needs, this room could be used as bedroom four, or a further living/dining room if desired. The whole property has recently been internally redecorated and re-carpeted. The top floor provides three bedrooms and two bath/shower rooms, both newly fitted in smart, contemporary style. The sunny rear garden faces west and is mainly

paved with some planted borders. Harbut Road is very conveniently positioned off fashionable St John's Hill, with its wide variety of specialist shops, cafes and bar/restaurants. There are also numerous supermarkets within easy reach. Clapham Junction mainline station (less than half a mile away) gives direct services to Victoria, Waterloo and many other destinations inside and outside of London whilst many bus services also converge there. There is also easy road access out onto the A3 . The green spaces and recreational facilities of Wandsworth Common are less than half a mile away, Clapham Common being only slightly further in the opposite direction. The local area also provides a large number of good schools and nurseries in both sectors.

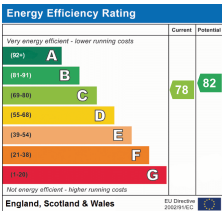
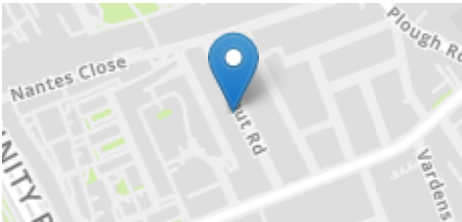


Harbut Road
Clapham Junction SW11

FOR SALE

PROPERTY FEATURES

- Kitchen / Breakfast Room
- Separate WC
- Dining room (potential Bed 4)
- Entrance Hall
- No Chain
- Private West-facing Garden
- 1158 SQ.FT / 107.5 SQ.M
- 3 Bedrooms
- 2 Bathroom/Shower Room/WCs
- Reception Room



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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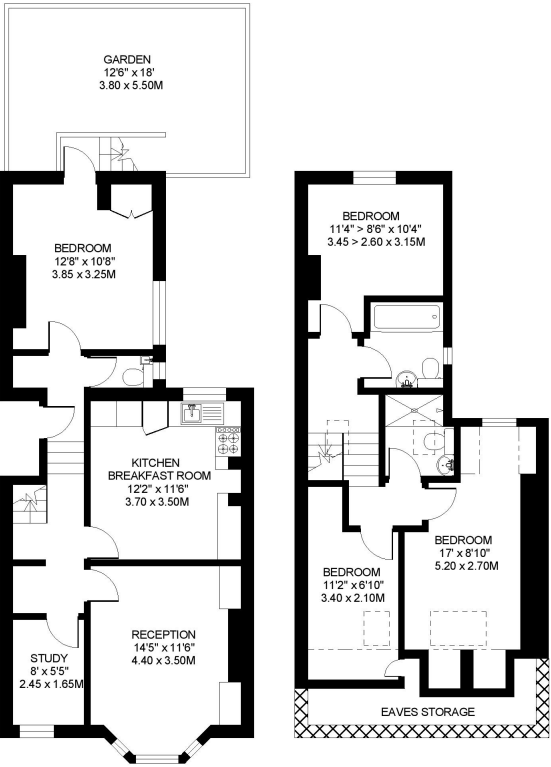


HARBUT ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
= 1108 SQ.FT / 102.9 SQ.M.

APPROXIMATE ADDITIONAL AREAS
= 50 SQ.FT. / 4.6 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1158 SQ.FT. / 107.5 SQ.M.



FIRST FLOOR 602 SQ.FT.

SECOND FLOOR 506 SQ.FT.

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