





This bright and beautifully-designed, two-double-bedroom, top-floor flat has been extensively and stylishly modernised and boasts a generous, eat-in kitchen and a separate square reception room plus access to a large storage loft. Situated on fashionable Northcote Road, half a mile from Clapham Junction station, in the catchment for two highly-rated primary schools (Honeywell and Belleville) and close to the green spaces of both Wandsworth and Clapham Commons.

This smart, well-designed flat occupies the top (second) floor of this large Victorian building. It has a bright aspect, with windows on both sides (East and West facing) and has been modernised and refurbished by the present owners in recent years and has wood flooring throughout. Both bedrooms are doubles and have built-in wardrobes. To the rear is a kitchen/breakfast room which features classic shaker-style units and integrated appliances. There is also a lovely, separate, square reception

room with fireplace. The upper landing is spacious enough to accommodate a desk and provide a home-work space. The flat also has access to a large unconverted loft (not owned). The fully-tiled bathroom is stylish and contemporary and has a shower over the bath,

The property is superbly located approximately half a mile from Clapham Junction which has direct services to The City and West End and where numerous bus routes converge. It is close to the green spaces and recreational facilities of both Wandsworth and Clapham Commons and has fashionable Northcote Road's bars, shops and restaurants on its doorstep. Good schools abound in the area.



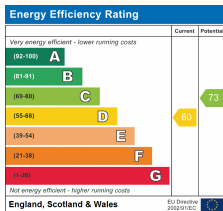
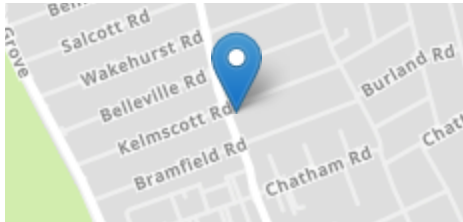
Northcote Road

Between The Commons SW11

FOR SALE

PROPERTY FEATURES

- Entrance Hall
- Eat-in Kitchen
- Built-in Wardrobes
- Convenient Location
- Access to Large Storage Loft
- Lease 171 Years Remaining
- Reception Room
- 2 Double Bedrooms
- Bath/Shower Room/WC
- 685 SQ.FT/63.6 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.



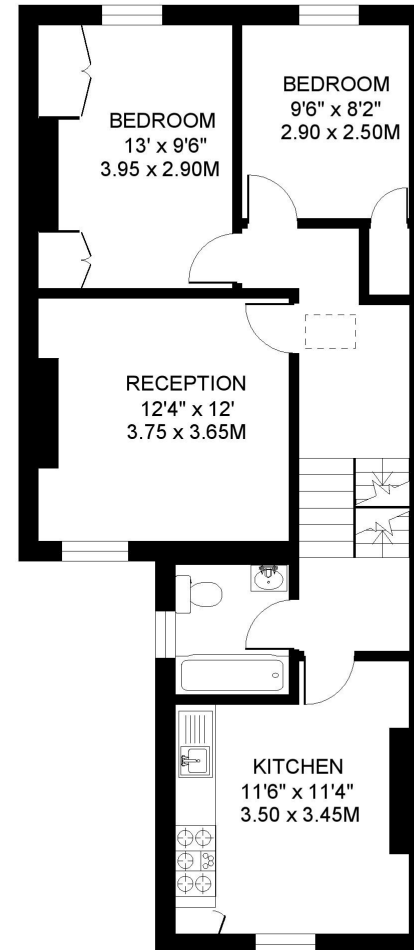
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NORTHCOTE ROAD BATTERSEA LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
685 SQ.FT / 63.6 SQ.M.



FIRST FLOOR

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