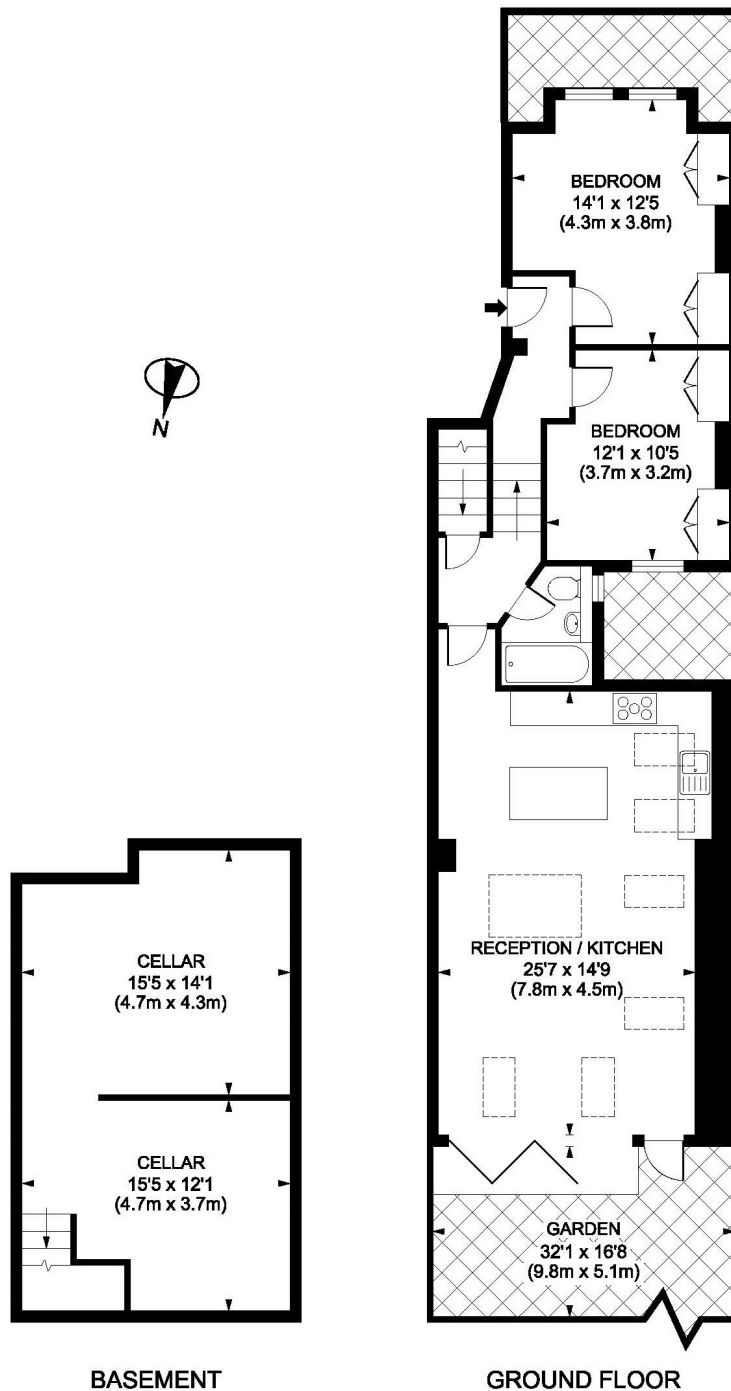




**Honeywell Road**  
**Between the Commons**  
**SW11**

**TO LET**

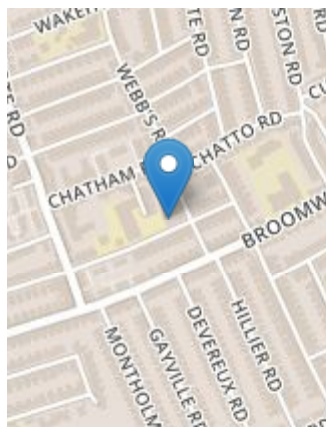
This beautiful recently refurbished and extended two-double-bedroom garden flat has a smart contemporary kitchen and bath/shower room, a sunny landscaped garden and a massive storage cellar. It occupies the whole ground floor of a converted and extended Victorian house in this prime position off fashionable Northcote Road and just yards from the hugely sought-after Honeywell Junior School.



Honeywell Road, SW11  
 Gross internal area 850 sq ft/79 sq metres (plus basement 398 sq ft/37 sq metres)  
 ©photosandfloorplans.com



- PROPERTY FEATURES**
- Honeywell Catchment
  - Victorian Property
  - Garden Flat
  - Huge Cellar
  - Large Garden
  - London Borough of Wandsworth
  - Bath/Shower Room
  - Reception / Kitchen
  - Two Double Bedrooms
  - 850 Sq Ft/79 Sq M + storage



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

**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