



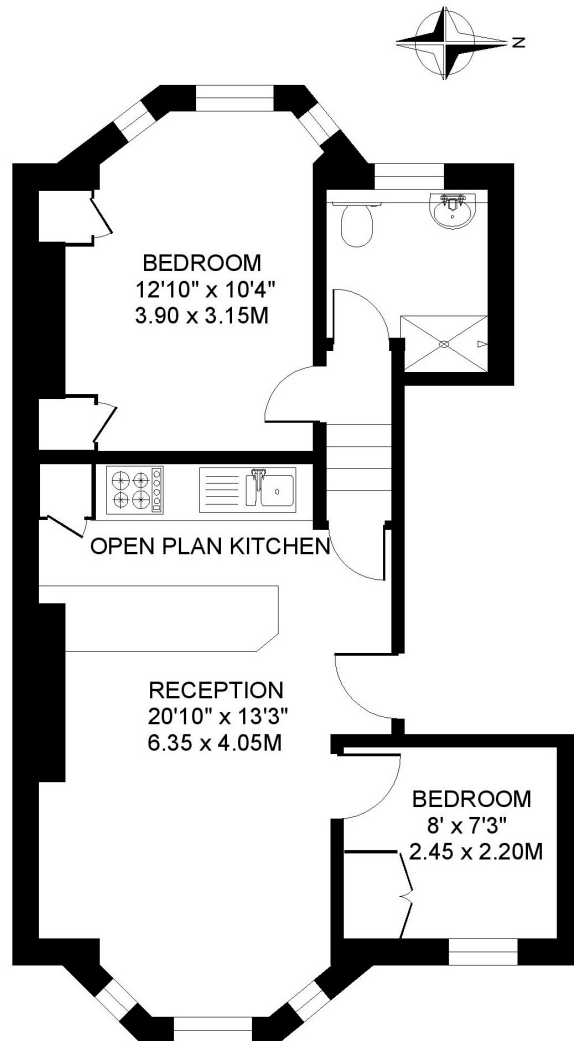
Lavender Gardens
Clapham Common SW11

FOR SALE

This charming two-bed flat is situated on the first floor of an impressive double-fronted Victorian building. With a large open-plan reception, one large double bedroom plus a single bedroom (or study) this would make an ideal purchase for a first-time buyer. The location is ultra-convenient being within a few meters of Clapham Common, close to the shops, bars and restaurants of Northcote Road and within a few minutes walk of transport from Clapham Junction which has direct access to The City and the West End.

LAVENDER GARDENS LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
488 SQ.FT / 45.3 SQ.M.

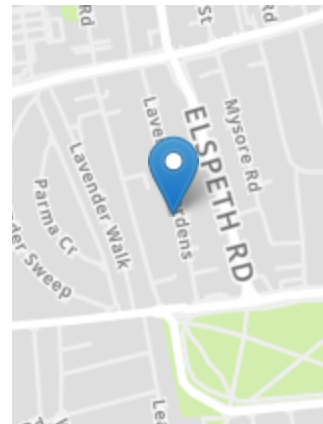


COPYRIGHT FLOORPLAN PRODUCED FOR
" JOHN THOROGOOD "
BY FLOORPLANNERS 07801 228850



PROPERTY FEATURES

- Shower Room
- Single Bedroom
- Wooden Flooring
- Share of Freehold
- Victorian Building
- Large Bay Windows
- Double Bedroom
- London Borough of Wandsworth
- Large Open-Plan Reception/Kitchen
- 488 SQ.FT/ 45.3 SQ.M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
		72	80

England, Scotland & Wales

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