



LATCHMERE ROAD, BATTERSEA, SW11

Carter Jonas

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Occupying the ground floor, and part of the first floor, of a Victorian property, this bright, two-bedroom apartment is brilliantly located, close to the buzz of Lavender Hill, Clapham Junction and Clapham Common.

At the front of the property, the reception room is complete high ceilings, a square bay window and original fireplace. The practical kitchen/diner gives direct access to the garden and is fitted with plenty of base and wall cabinetry. There is ample space for a dining table. French doors open out to a private southwest facing garden, which is paved with flower borders, perfect for alfresco living and entertaining. There are two large double bedrooms, both with wardrobe space. The ground floor bedroom faces onto the garden, and the second bedroom and bathroom upstairs. There is a guest W.C. on the ground floor.

The property is situated at the Lavender Hill end of Latchmere Road. It is ideally situated for access to the shops, cafes and restaurants and buzz of nearby Clapham Junction and Northcote Road. Clapham Common provides residents with over 200 acres of beautiful green open space. Clapham Junction mainline station is a short walk away, linking residents with Victoria, Waterloo and national lines.

Leasehold: 125 years remaining
Ground rent: Peppercorn
Service Charge: Ad Hoc

AMENITIES

- Ground floor garden flat
- Two double bedrooms
- Split level
- Private southwest facing garden
- Battersea location
- Close to transport, shops and amenities of Clapham Junction
- Close to Clapham Common and Northcote Road
- No chain

TENURE Leasehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D



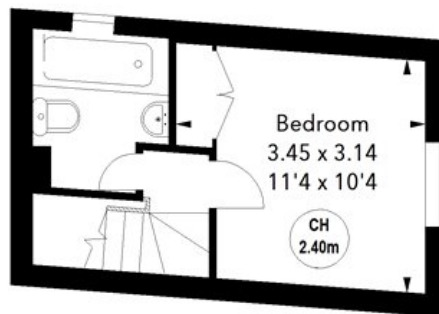


Latchmere Road, SW14

Approximate Area = 66.80 sq m / 719 sq ft



Key :
CH - Ceiling Height



First Floor

Approx. 17.09 sq m / 184 sq ft



Ground Floor

Approx. 49.70 sq m / 535 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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