

FOR SALE



Harbut Road, Clapham Junction SW11

GUIDE £550,000.00 Leasehold

 **2**

 **2**


samuel estates
YOUR PROPERTY • OUR BUSINESS

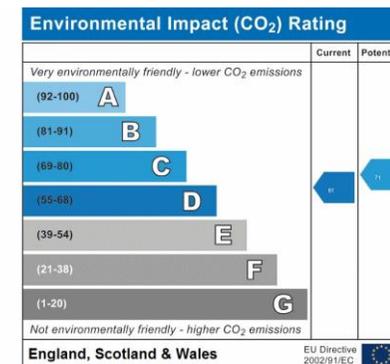
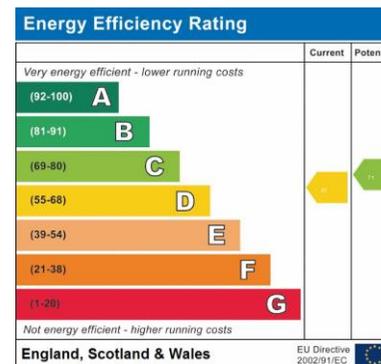
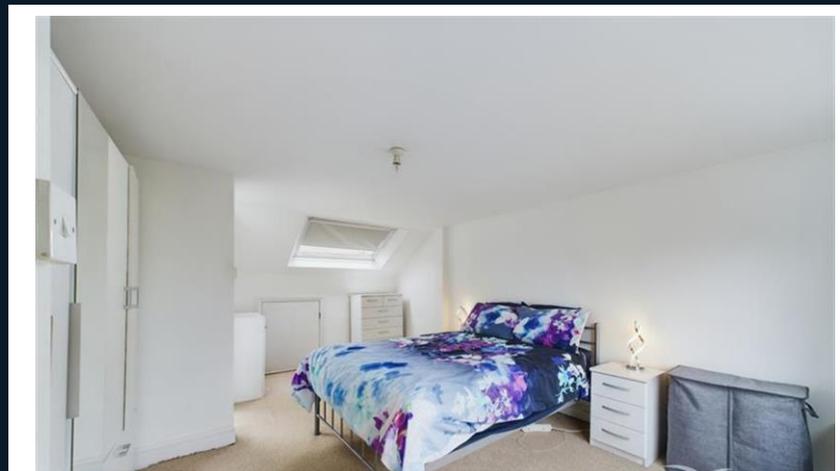
Property Description

Samuel Estates is pleased to offer this contemporary two-bedroom property situated on a quiet residential street, just a short walk away from Clapham Junction Station and the beautiful Clapham and Wandsworth Commons.

Spread across three impressive floors this property boasts a modern kitchen, two double bedrooms, two bathrooms, and an incredibly generous living room. With the added benefits of being chain-free and offering a share of the freehold, this is a remarkable opportunity not to be missed.

Beyond the features within the property, the location of Harbut Road near Clapham Junction Station offers a vast array of vibrant restaurants and bars located on St. John's Hill and Northcote Road. There is an excellent selection of local schools, providing quality education options for children of all ages. Additionally, the nearby parks provide serene green spaces where residents can unwind, exercise, and enjoy the outdoors.

In summary, this split-level flat in Harbut Road presents a unique opportunity to acquire a stylish and spacious home in a sought-after location.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.





Harbut Road, SW11
Approximate gross internal area
854 sq ft / 79.34 sq m

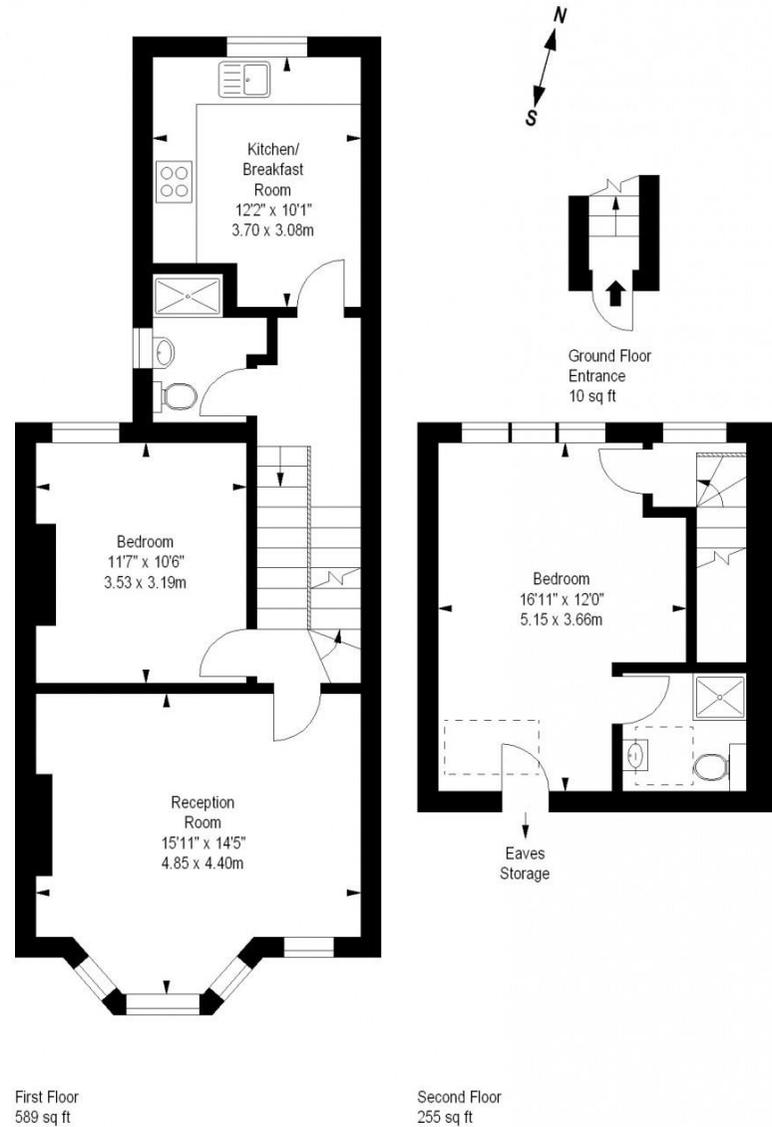


Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines

Material Information

Tenure – Leasehold with a Share of Freehold

Length Of Lease – 999

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Free Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



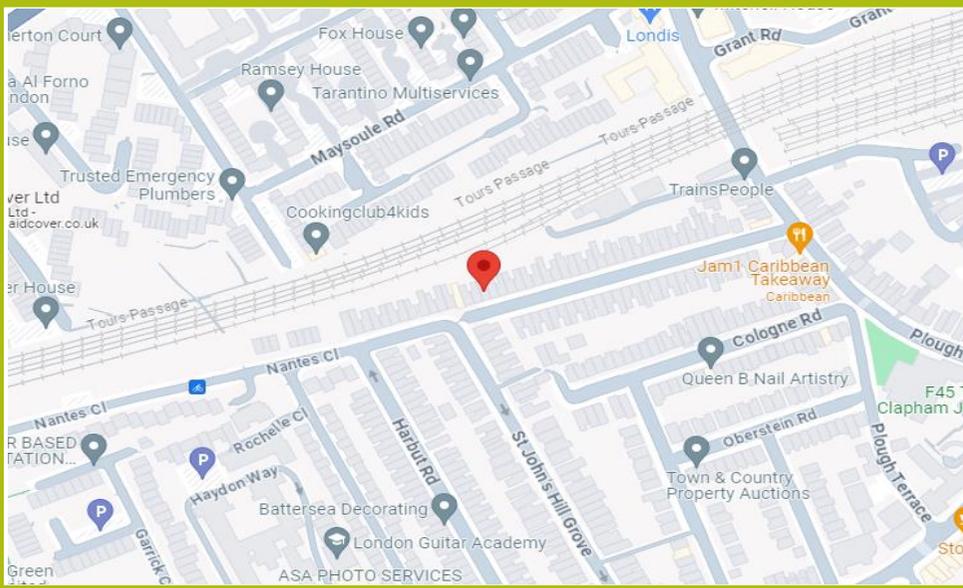
Mobile Signal
Good coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of risk: Medium



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

