



39 AUCKLAND ROAD, SW11 1EW

£2,850 PCM

Nestled on the charming Auckland Road in London, this unique split-level flat is set within a beautifully converted pub, retaining some original character features that add charm and individuality to the home.

The property offers exceptional living space, including a large reception/dining room ideal for entertaining, as well as an additional reception room perfectly suited as a study or home office. The modern fitted kitchen is well designed and fully equipped, complementing the contemporary feel throughout. Boasting two good-sized double bedrooms, each with its own ensuite bathroom and large fitted wardrobes. The master bedroom also benefits from access to a small private courtyard.

A standout feature is the private garden, a rare and desirable asset in this part of London, providing an inviting space for outdoor dining. Available from 2nd February 2026 and offered furnished, this property is perfectly positioned in a sought-after area known for its vibrant community feel and excellent access to local amenities and transport links. Council Tax Band D. EPC rating D.

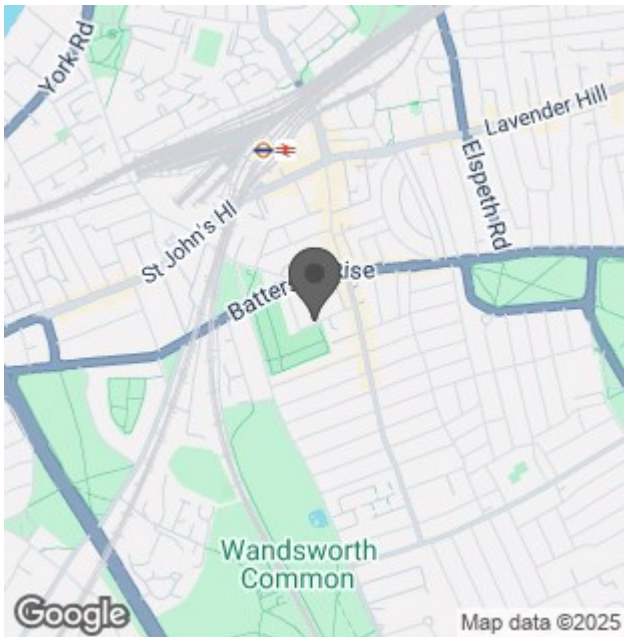


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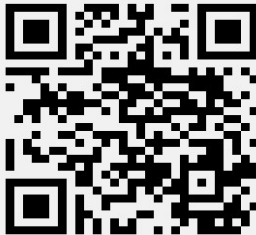
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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