



Lavender Gardens  
London, SW11

CHESTERTONS





This large two bedroom property is based in the heart of Battersea, just moments from Clapham Common.

This spacious two-bedroom residence is located in the vibrant area of Battersea, right near Clapham Common and Battersea Rise. The flat, spread across the second and third floors, is wonderfully bright and designed with style in mind. It boasts a generous reception room and a dine-in kitchen. The property includes a master bedroom with a fitted wardrobe and a feature fireplace, a second sizable double bedroom, and a bathroom. An additional highlight is the west-facing roof terrace accessible from the kitchen, providing an ideal spot for enjoying your morning coffee.

Located on Lavender Gardens, the property is a stones throw from the green space of Clapham Common and also a short walk to the vibrant buzz of Battersea Rise and Northcote Road.

- Private Roof Terrace
- Moments from Clapham Common
- Short walk from Clapham Junction
- Two Bedroom
- Large Reception Room

Asking Price £700,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D	63	68
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

**Tenure:** Share of Freehold 956 years 11 months  
**Service Charge:** £4000  
**Ground Rent:** £0  
**Local Authority:** Wandsworth  
**Council Tax Band:** D

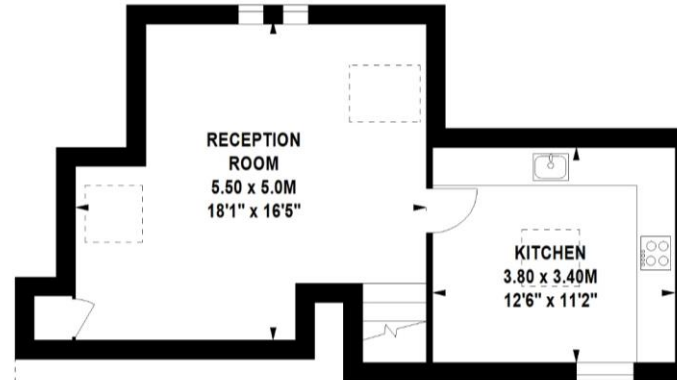
*Chestertons Battersea & Clapham Sales*

6 Battersea Rise  
 London  
 SW11 1ED  
 battersearise@chestertons.co.uk  
 020 7924 4400  
 chestertons.co.uk

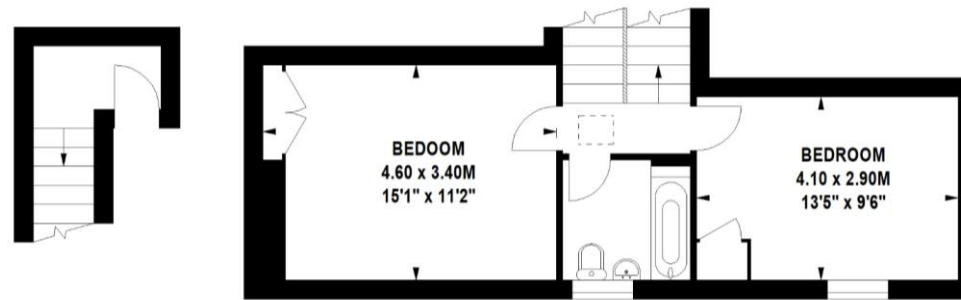
# Lavender Gardens, SW11

Approximate gross internal area

85.10 sq m / 916 sq ft



Third Floor



First Floor  
Entrance

Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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