



Sisters Avenue
London, SW11

CHESTERTONS





A spacious two bedroom garden flat, situated on Sisters Avenue.

The property is in fantastic condition throughout and consists of two large double bedrooms. The front bedroom is incredibly bright, with a large bay window. The second bedroom, is also lovely and bright but in addition benefits from built-in wardrobes. Both bedrooms have ceiling height in excess of 3m.

At the rear of the property you will find the reception room, which leads through the kitchen out onto the West facing Garden. The garden has a small shed and convenient side access to the street. The apartment further benefits a 215 sq. ft. basement, which can be used as an office and additional storage space.

The property is currently configured as a one bedroom and also has potential to extend subject to planning permission.

Sisters Avenue is ideally placed for access to Clapham Junction station, Clapham Common underground station and the many bars and restaurants of Battersea Rise, Northcote Road and The Pavement.

- Two Bedroom
- One Bathroom
- Reception Room
- Kitchen
- Garden
- Basement

Asking Price £800,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
69-80	C		74
55-68	D	53	
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Share of Freehold 952 years 10 months

Service Charge: £0

Ground Rent: £0

Local Authority: Wandsworth

Council Tax Band: E

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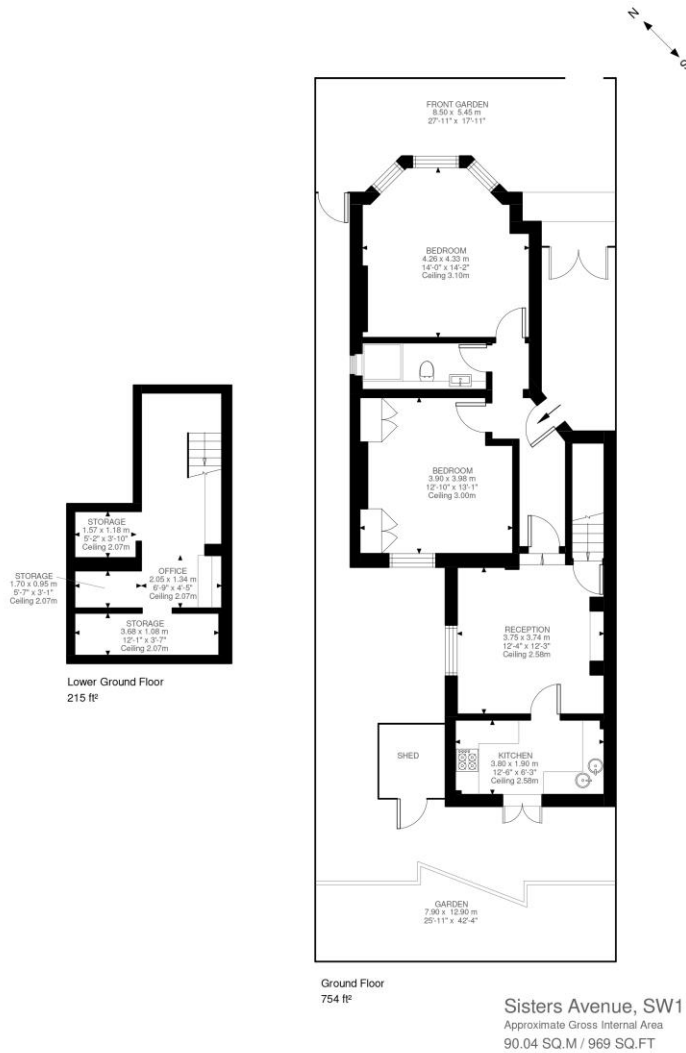


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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