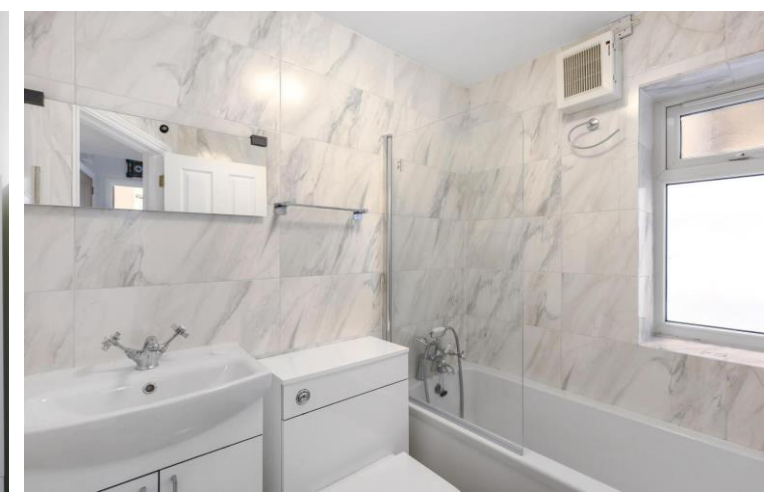
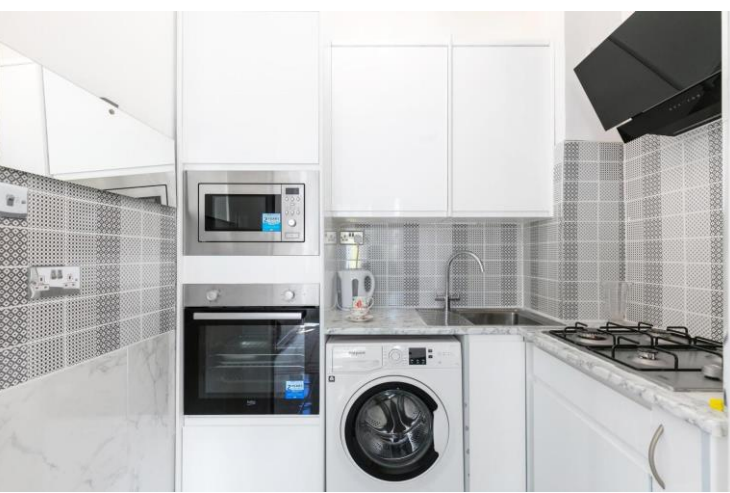




Mossbury Road  
London, SW11

CHESTERTONS







A fantastic garden flat, located moments from Clapham Junction Station.

The property has been recently renovated and consists of a kitchen/ reception room, a large principle bedroom, a second bedroom, bathroom and an additional WC. The garden is accessed through the rear bedroom and has also undergone renovations.

Located on a popular residential road, the property is moments from the plethora of bars, cafes and boutique shops on vibrant Northcote Road, Battersea Rise and Lavender Hill. Clapham Junction is only moments away, making this an ideal property for those commuting both in and out of London.

- Two Bedroom
- One Bathroom
- Kitchen/Reception Roo
- WC
- Garden

Asking Price £490,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
69-80	C		75
55-68	D	65	
49-54	E		
35-48	F		
1-34	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

**Tenure:** Leasehold 124 years 7 months  
**Service Charge:** £764.4  
**Ground Rent:** £0  
**Local Authority:** Wandsworth  
**Council Tax Band:** C

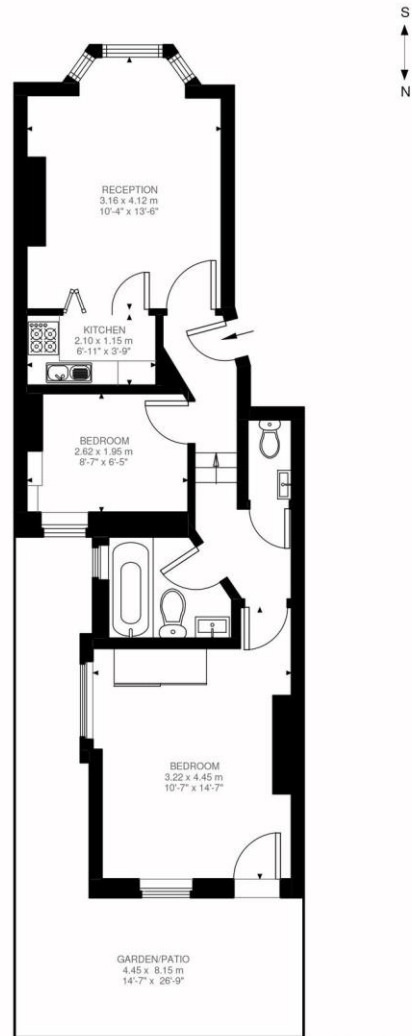
*Chestertons Battersea & Clapham Sales*

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London  
SW11 1ED

battersearise@chestertons.co.uk

020 7924 4400

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Ground Floor  
471 ff<sup>2</sup>

Mossbury Road, SW11  
Approximate Gross Internal Area  
43.76 SQ.M / 471 SQ.FT

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

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