



The Shrubby
2 Lavender Gardens, SW11

CHESTERTONS





An 1860's built Italianate mansions now divided into pristine listed flat.

The flat has recently undergone extensive renovation and is set within a beautiful development just off of Clapham Common and Lavender Gardens. The flat consists of two large bedrooms, a modern bathroom and a new, open plan kitchen/living room offering a modern finish to a part of history.

The Shrubbery is located just off of Lavender Gardens, as you leave the property you are immediately greeted with the greenery of Clapham Common to your right hand side. The property is just moments from Clapham Junction with direct links into both Central London and the greater South West area.

- Two Bedroom
- One Bathroom
- Kitchen/ Reception Room
- Off-Street Parking

Asking Price £825,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B		81
69-81	C		
55-69	D	63	
49-55	E		
35-49	F		
1-35	G		

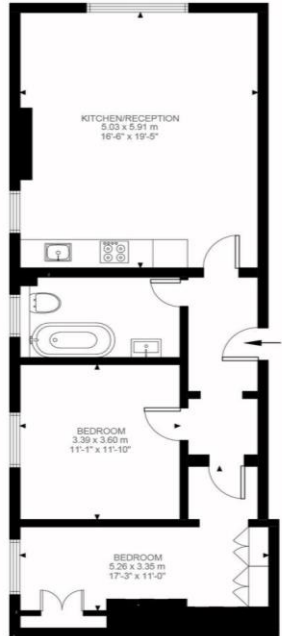
Not energy efficient - higher running costs

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

Tenure: Share of Freehold 962 years 5 months
Service Charge: £4740
Ground Rent: Peppercorn
Local Authority: London Borough of Wandsworth
Council Tax Band: E

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First Floor
784 ft²

The Shrubby, SW11
Approximate Gross Internal Area
72.80 SQ.M / 784 SQ.FT

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

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