



Lavender Hill
Battersea, SW11

CHESTERTONS





A fantastic two bedroom garden flat, situated on Lavender Hill.

The property consist of a spacious open-plan kitchen/ reception room which leads out onto the south facing garden. Two double bedrooms, which are incredibly spacious and naturally bright. A large bathroom and additional storage at the entrance to the property.

The property is perfectly located for the transport links at Clapham Junction Station, Clapham Common Tube Station and Queenstown Road Station. The green open spaces of Clapham Common and Battersea Park are also a short stroll away.

- - 2 BEDROOMS
- - 1 BATHROOM
- - 1 RECEPTION ROOM
- - BATHROOM
- - SOUTH FACING GARDEN

Asking Price £600,000

Energy Efficiency Rating		Current	Potential
100-90	A		
89-81	B		
80-69	C	74	78
55-49	D		
39-34	E		
21-20	F		
1-10	G		

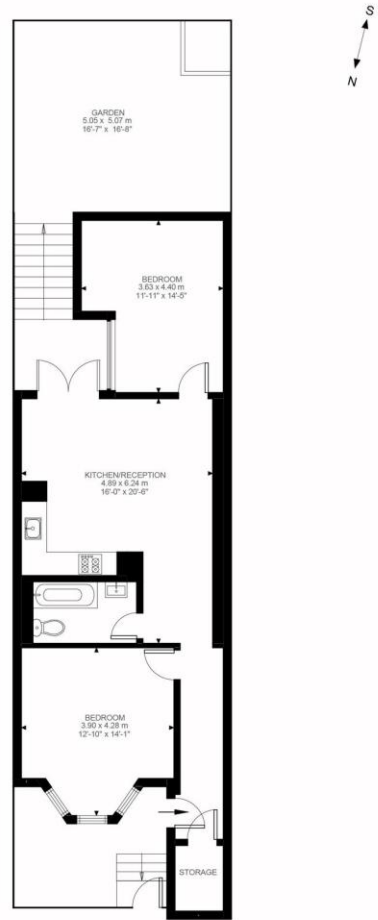
Not energy efficient - higher running costs

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

Tenure: Share of Freehold 993 years 5 months
Service Charge: £0
Ground Rent: £0
Local Authority: Wandsworth
Council Tax Band: D

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Lower Ground Floor
737 ft²

Lavender Hill, SW11

Approximate Gross Internal Area
68.51 SQ.M / 737 SQ.FT
(EXCLUDING STORAGE)
STORAGE 2.23 SQ.M / 24 SQ.FT
INCLUSIVE TOTAL AREA 70.74 SQ.M / 761 SQ.FT

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

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