



Elspeth Road  
London, SW11

CHESTERTONS





A fantastic one bedroom, split level flat located moments from Clapham Common.

This stunning property has been finished to an incredibly high standard throughout and boasts one double bedroom with fitted storage, bright reception room with hard wood floors, fully fitted open plan kitchen and contemporary shower room. The property further benefits from a large, private roof terrace.

Elsbeth Road is situated close to Clapham Junction Station which provides excellent transport into Central London and the City, whilst the green open spaces of Clapham Common are just at the end of the road. The many shops, bars and restaurants of Battersea Rise, Lavender Hill and Northcote Road are also within easy reach.

- 1 Bedroom
- 1 Reception
- 1 bathroom
- Upper Floor
- Roof Terrace
- Period

Asking Price £575,000

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
62-80	C	78	78
43-61	D		
25-42	E		
10-24	F		
1-9	G		

Not energy efficient - higher running costs

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

**Tenure:** Leasehold 993 years 3 months  
**Service Charge:** tbc  
**Ground Rent:** tbc  
**Local Authority:** Wandsworth  
**Council Tax Band:** C

*Chestertons Battersea & Clapham Sales*

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 London  
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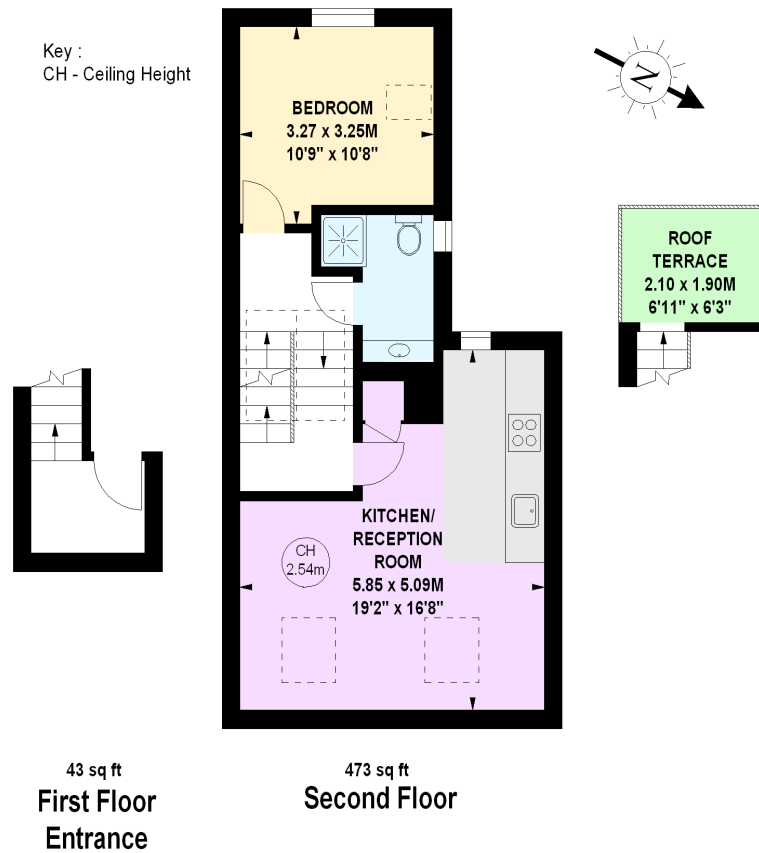
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Approximate gross internal area

47.94 sq m / 516 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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