



St. John's Hill
London, SW11

CHESTERTONS





Chestertons has great pleasure introducing to market this top floor period conversion duplex three bedroom flat. Recently refurbished, just under 1000 sqft and dual aspect, the property benefits from plenty of natural light and enjoys views across London.

To the front is the gorgeous open plan living space, including a fully fitted kitchen and generous reception dining area. Along the corridor is a modern family bathroom, leading to two double bedrooms at the rear of the building overlooking the communal courtyard entrance. The top floor is entirely made up of an impressive bright main bedroom, including private seating area come office with large dormer windows showcasing rooftop views of central London's skyline. St. John's Hill is located in the heart of SW11 and provides incredibly easy access to Clapham Junction mainline station and the cafes, shops, restaurants and bars local to Northcote Road & St John's Hill.

- Split level
- 3 bedrooms
- Modern finish
- No chain
- St John's Hill by Clapham Junction

Offers in excess of
£625,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Tenure: Share of Freehold 963 years 2 months
Service Charge: £3100
Ground Rent: £0
Local Authority: Wandsworth
Council Tax Band: D

Chestertons Battersea & Clapham Sales

6 Battersea Rise
 London
 SW11 1ED
 battersearise@chestertons.co.uk
 020 7924 4400
 chestertons.co.uk

St John's Court, SW11



Approx Gross Internal Area

Includes Limited Use Area - 136 Sq Ft
 Drawn in accordance with IPMS 3B: Residential
 Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 51217

973 Sq Ft - 90.39 Sq M



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