



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 £575,000

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	74	78
55-68 D		
49-54 E		
41-48 F		
31-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Share of Freehold 992 years 10 months
Service Charge: TBC
Ground Rent: TBC
Local Authority: Wandsworth
Council Tax Band: D

Chestertons Battersea & Clapham Sales

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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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