



Leathwaite Road  
London, SW11

CHESTERTONS









Situated on Leathwaite Road, this immaculate dual aspect one bedroom apartment has been beautifully refurbished throughout and offers a bright reception room with private balcony overlooking Clapham Common, open plan kitchen, walk in wardrobe and modern bathroom. Chainfree with Share of Freehold.

- Chainfree with Share of Freehold
- High spec renovation
- Open Plan Kitchen
- Private Balcony
- Overlooking Clapham Common

Asking Price £525,000

Energy Efficiency Rating		Current	Potential
100-100	A		
81-100	B		
69-80	C		76
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

**Tenure:** Share of Freehold 205 years 7 months  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Wandsworth  
**Council Tax Band:** D

*Chestertons Battersea & Clapham Sales*

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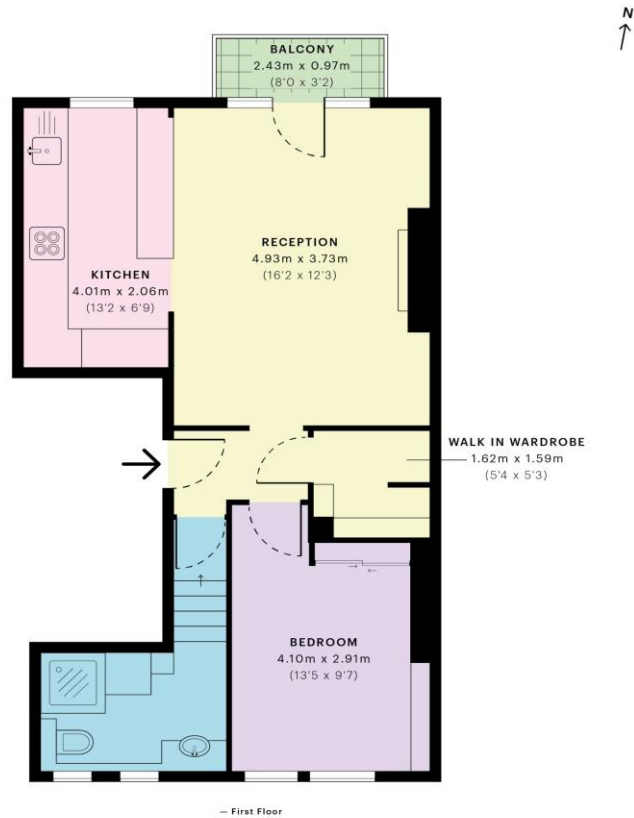


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CAPTURE DATE 21/02/2022 LASER SCAN POINTS 1,311,377

GROSS INTERNAL AREA

50.10 sqm / 539.27 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
50.10 sqm / 539.27 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
47.13 sqm / 507.30 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
2.02 sqm / 21.74 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 51.11 sqm / 550.14 sqft  
IPMS 3C RESIDENTIAL 49.27 sqm / 530.34 sqft

spec id: 620fdae24245d50dc248a22e

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