



Lavender Hill
London, SW11



Chestertons are delighted to present a charming Share of Freehold period conversion property. Featuring two double bedrooms, modern finish throughout and well maintained communal areas. Offered to market Chainfree.

The property is perfectly located for the transport links at Clapham Junction Station and the open spaces of Clapham Common. At your doorstep are a variety of local shops, bars and restaurants.

- Offered to market Chainfree
- Share of Freehold
- Two double bedrooms
- Modern finish
- Popular location

Asking Price £500,000

Energy Efficiency Rating		
Not energy efficient - lower running costs		
90-100	A	
81-90	B	
71-81	C	
61-71	D	
51-61	E	
41-51	F	
31-41	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Tenure: Share of Freehold 990 years 1 months
Service Charge: £2000
Ground Rent: £0
Local Authority: Wandsworth
Council Tax Band: C

Chestertons Battersea & Clapham Sales

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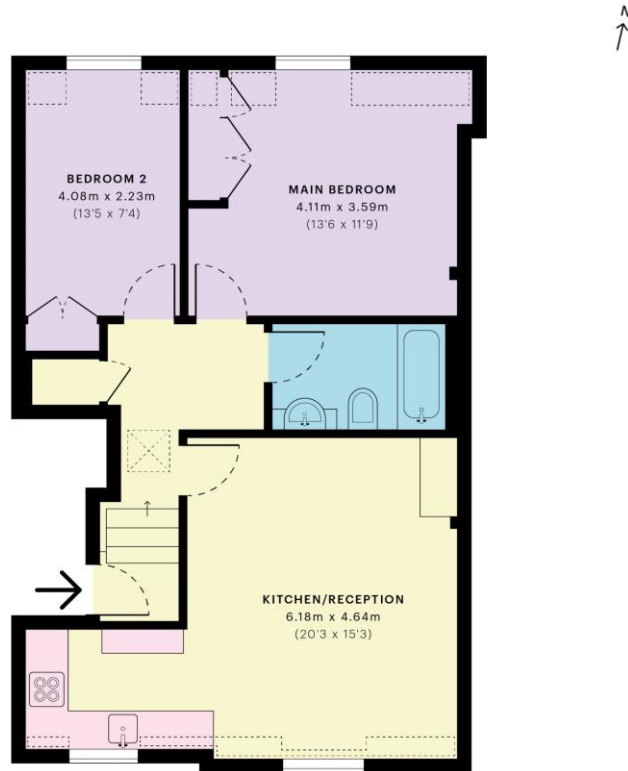


Lavender Hill, SW11

CAPTURE DATE 27/08/2021 LASER SCAN POINTS 1,302,794

GROSS INTERNAL AREA

57.46 sqm / 618.49 sqft



— Fourth Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
57.46 sqm / 618.49 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes balconies, restricted head height
54.84 sqm / 590.29 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
3.51 sqm / 37.78 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 57.46 sqm / 618.49 sqft
IPMS 3C RESIDENTIAL 54.84 sqm / 590.29 sqft

SPEC ID: 6126718ac931540da675873e

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