



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

Tenure: Share of Freehold 989 years 9 months
Service Charge: £2000
Ground Rent: £0
Local Authority: Wandsworth
Council Tax Band: C

Chestertons Battersea & Clapham Sales

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 London
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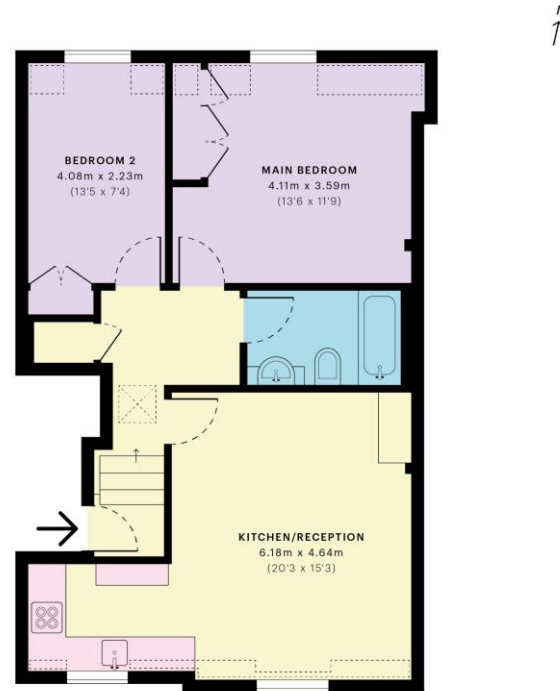


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CAPTURE DATE 27/08/2021 LASER SCAN POINTS 1,302,794

GROSS INTERNAL AREA

57.46 sqm / 618.49 sqft



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 walkrooms, 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 1.5m
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.

IPWIS 3D RESIDENTIAL: 57.46 sqm / 618.49 sqft
IPWIS 3C RESIDENTIAL: 54.84 sqm / 590.29 sqft

spec id: 6126718ac931540da675873e

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