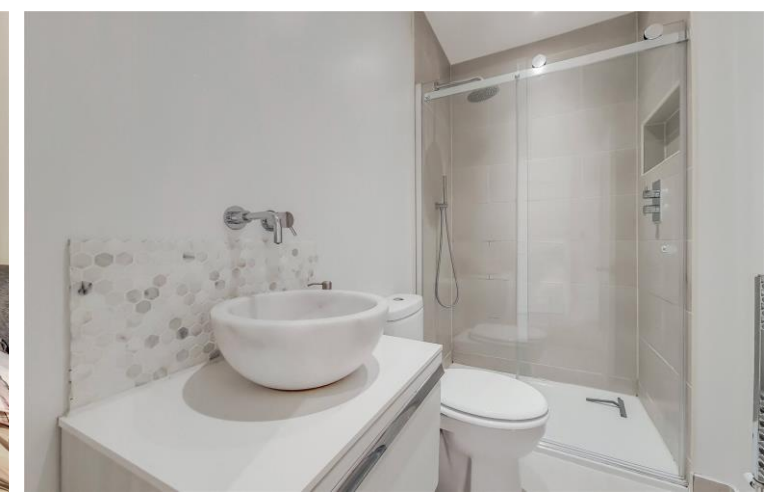




Harbut Road  
London, SW11

CHESTERTONS









A beautifully presented two double bedroom flat with private garden in excellent condition located moments from Clapham Junction Station boasting a bright and spacious reception room with open plan kitchen, cellar and contemporary bathroom.

- Two Bedrooms
- Private Garden
- Open Plan Kitchen
- Close to Clapham Junction

Guide Price £700,000

Energy Efficiency Rating		
	Current	Potential
95-100 A		
81-94 B		
69-80 C	71	76
55-68 D		
49-54 E		
45-48 F		
35-39 G		

**Tenure:** Share of Freehold 981 years 3 months  
**Service Charge:** N/A  
**Ground Rent:** N/A  
**Local Authority:** Wandsworth  
**Council Tax Band:** C

*Chestertons Battersea & Clapham Sales*

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

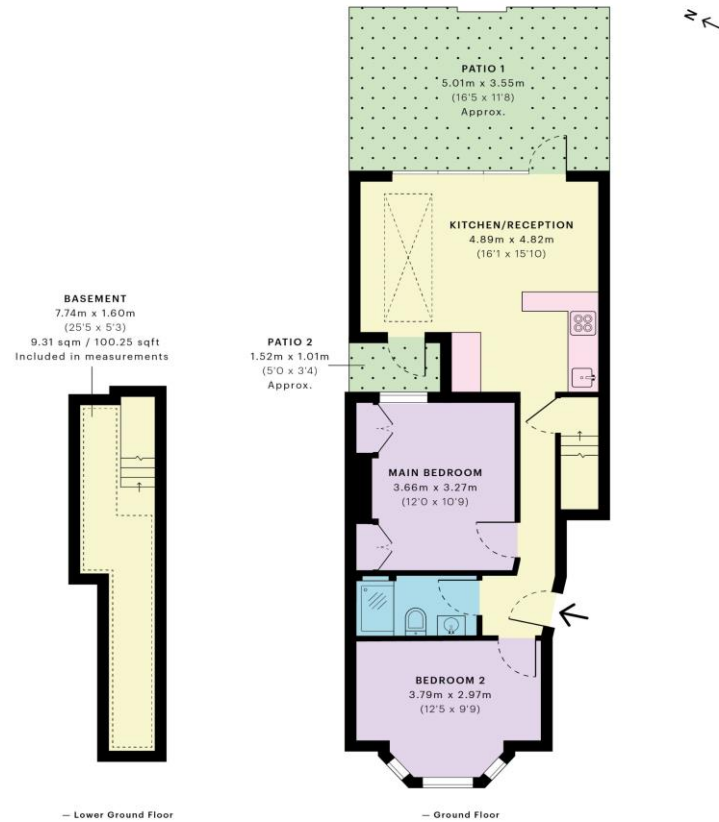


Harbut Road, SW11

CAPTURE DATE: 25/05/2021 LASER SCAN POINTS: 2,609,056

GROSS INTERNAL AREA

63.41 sqm / 682.54 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
63.41 sqm / 682.54 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
59.14 sqm / 636.56 sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
7.56 sqm / 81.38 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 61.76 sqm / 664.99 sqft  
IPMS 3C RESIDENTIAL 59.55 sqm / 640.99 sqft

spec id: 60a6949133ef2e0dba68bb81

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