



St Johns Hill Grove
Battersea, SW11





Chestertons has the pleasure of introducing to the market this spacious, conversion flat set over the top two floors of an impressive Victorian property with its own front door.

Within walking distance of Clapham Junction mainline station, this particularly bright property offers 3 good sized double-bedrooms with high ceilings and plenty of natural light; as well as the family bathroom, there is also an ensuite off the master bedroom.

The top floor offers a generous open plan reception room and modern kitchen which opens onto the extensive and private south facing terrace, perfect for entertaining or relaxing in the summer months.

The property sits at the end of a quiet tree-lined street, walking distance from the bars and restaurants of St. John's Hill, Northcote Road and Wandsworth Town; and also has the neighbourhood parks, commons and local nurseries/family services just a short stroll away.

- Well-presented split level Victorian conversion flat
- Generous open plan reception room and modern kitchen
- Three double bedrooms
- En-suite shower room and family bathroom
- Large south facing private roof terrace
- Popular tree lined residential street
- Moments from Clapham Junction mainline static
- Near the local amenities
- A short walk from Spencer Park and Wandsworth Common

Asking Price £850,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Not energy efficient - higher running costs	G		
EU Directive 2002/91/EC			
England, Scotland & Wales			

Tenure: Share of Freehold 177 years

Service Charge: £0

Ground Rent: £0

Local Authority: Wandsworth

Council Tax Band: D

Chestertons Battersea & Clapham Sales

6 Battersea Rise

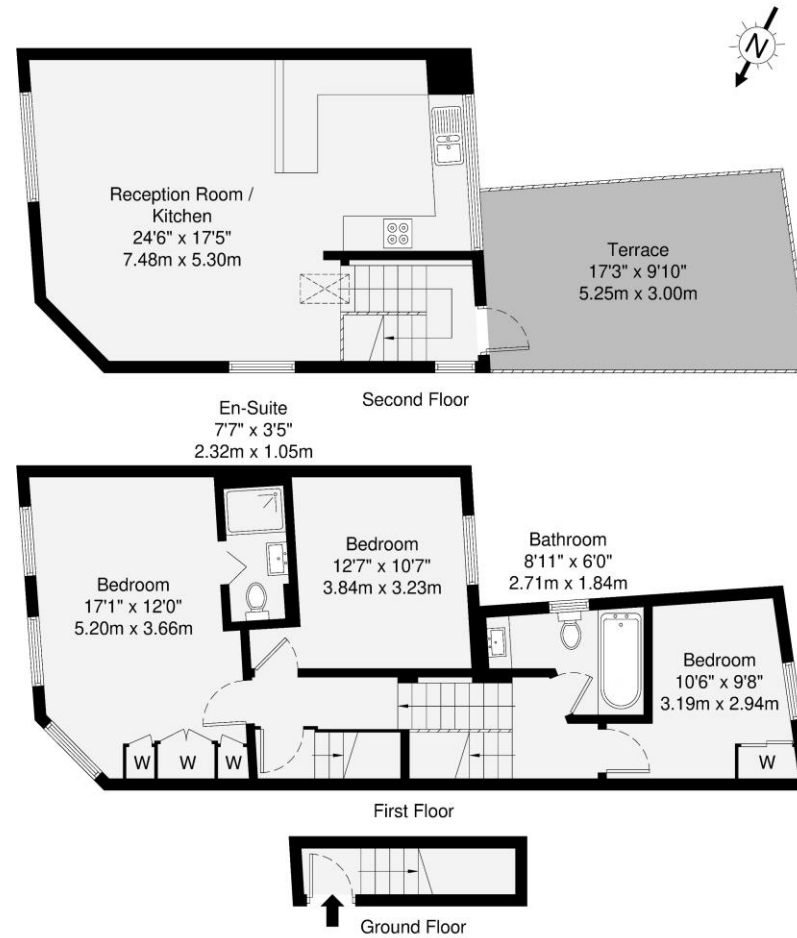
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GROSS INTERNAL AREA (GIA)
The total area of the property.
95.6 sq m / 1029 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area.
1.7 sq m / 18 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
15.7 sq m / 168 sq ft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5m.
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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