



Northcote Road, Clapham **SW11**

Northcote Road

Clapham SW11

A beautifully refurbished, two bedroom flat situated on Northcote Road, finished to the highest specification.

Part of a small development of four, this fantastic flat has undergone extensive refurbishment to combine the utmost of elegance, efficiency and style.

The apartments have been finished to the greatest level of detail, with engineered oak flooring throughout the bedrooms and living area, sound proofing and low energy, recessed downlights.



Guide price: £750,000

Tenure: Share of Freehold plus Leasehold: awaiting further details

Local authority: London Borough of Wandsworth

Council tax band: Unknown



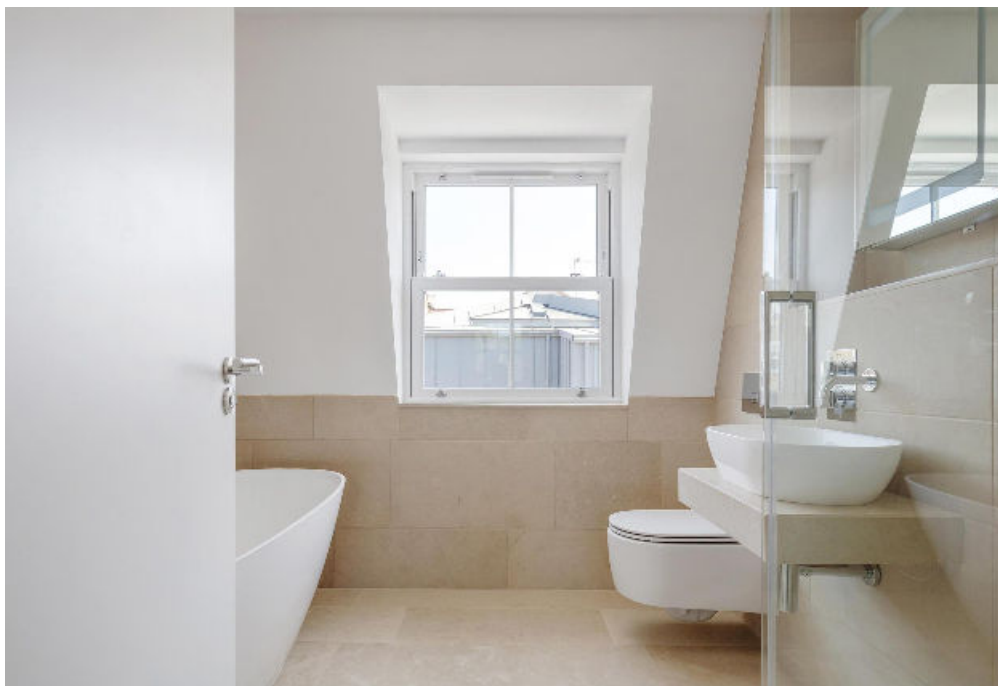
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The southerly aspect provides an abundance of natural light from beautiful double-glazed sash windows and the open-plan living space has brilliant views down Northcote Road, while the location offers unparalleled convenience.

The stylish Sheraton kitchen features an array of storage, with a peninsula layout providing the perfect space for entertaining, as well as additional storage and an integrated Bosch washer/dryer. The kitchen is fitted with integrated Bosch dishwasher, fridge/freezer, dual ovens and hob as well as a Quooker 4in1 tap and Quartz-topped work surfaces.

The two double bedrooms are almost equal in size and provide ample space for storage. The high-specification, luxury bathroom with separate bath and shower is finished with imported Sicilian stone.

Other useful features include a video entry phone system for added security and energy-efficient Climastar Wi-Fi controlled electric heating.



Location description

Northcote Road is conveniently located 'between the commons' and offers the very best of restaurants and entertainment, with a variety of eateries, bars and cafes, as well as plethora of independent shopping, including Hamish Johnston cheese shop, Philglass and Swigott, Archer Street, and the Red Setter, as well as Waitrose and Marks and Spencer by Clapham Junction.

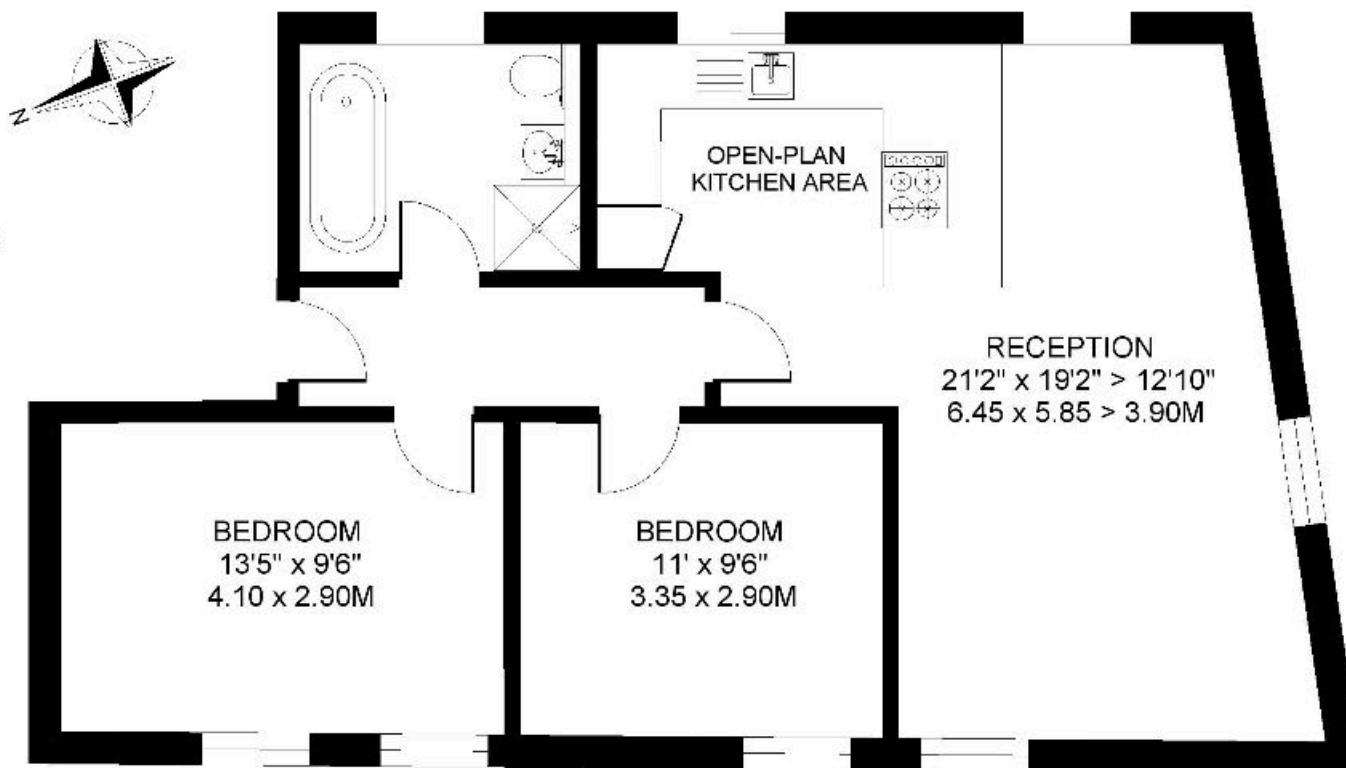
Clapham Junction station provides connections into Waterloo and Victoria. The green spaces of Wandsworth and Clapham Commons are nearby.

NORTHCOTE ROAD BATTERSEA SW11

APPROXIMATE INTERNAL FLOOR AREA
690 SQ.FT / 64.1 SQ.M.

This plan is for guidance only and must not be relied upon as a statement of fact. attention is drawn to the important notice on the last page of the text of the Particulars.

Please also note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



THIRD FLOOR



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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