

Louvaine Road, London SW11

Offers in Excess of £450,000 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

A comprehensively refurbished, high specification first-floor apartment set within an elegant Victorian townhouse on a sought-after conservation street moments from St John's Hill and approximately 0.4 miles from Clapham Junction, finished to an exceptional standard throughout. Beautifully presented and extending to approximately 434 sq ft, the apartment has been thoughtfully designed and meticulously refurbished, combining the character of a period building with carefully considered contemporary finishes to create a stylish and highly functional home. The impressive reception space enjoys high ceilings and excellent natural light, with Juliet balcony doors offering attractive outlooks. The room has been carefully arranged to incorporate a dedicated work-from-home study area, ideal for modern living. 18mm oak herringbone flooring runs throughout the apartment, complemented by cast-iron style radiators and carefully designed lighting including dimmable LED downlights with wattage control. The bespoke kitchen has been finished to an excellent standard with quartz stone worktops, an integrated breakfast bar for informal dining, and a full suite of integrated AEG appliances, including fridge freezer, dishwasher, washer dryer, oven, induction hob and microwave, creating a refined yet highly practical space. The well-proportioned bedroom features built-in wardrobes and subtle LED mood lighting, while the beautifully appointed bathroom has been completed with large-format

Victorian Conversion

Recently refurbished throughout

Juliet balcony doors

Chain free

EPC rating C

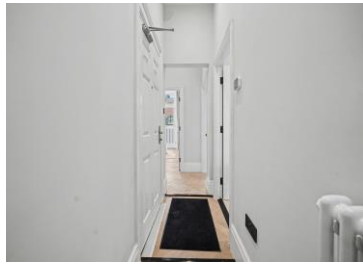
One double bedroom

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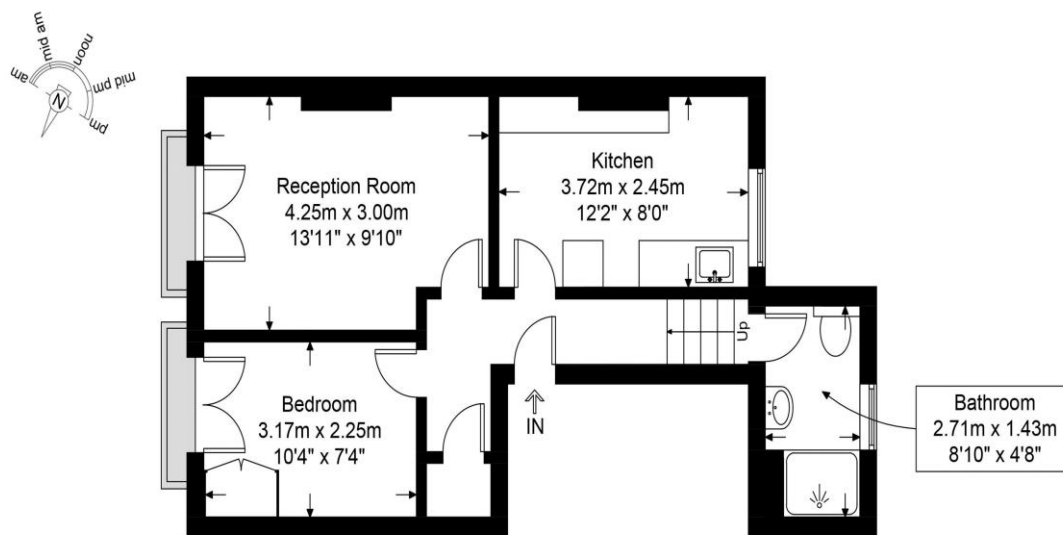
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Approximate Gross Internal Area = 434 sq ft / 40.32 sq m



First Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Tenure: Leasehold

Council Tax: C

Local Authority:

EPC Rating: C

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.