



Altenburg Gardens
London, SW11





Located just off Clapham Common, this large flat is presented in immaculate condition with the whole property having been recently renovated. Occupying the raised ground floor of this converted Victorian house.

Altenburg Gardens is a residential, one-way street running from Lavender Hill to Battersea Rise. The many shops and restaurants of Battersea Rise and Northcote Road just off of your doorstep. The closest transport link is found at Clapham Junction (main line) station giving access to both Victoria and Waterloo stations. The wide open spaces of Clapham Common are just yards from your front door.

- Period Building
- Recently Renovated
- Raised Ground Floor
- Floor to Ceiling Windows

Asking Price £375,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D	66	76
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 83 years remaining
Service Charge: £706.44
Ground Rent: £0
Local Authority:
Council Tax Band: C

Chestertons Battersea & Clapham Sales

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 London
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Approximate gross internal area

41.99 sq m / 452 sq ft

(Including Mezzanine & Storage)

Approximate Storage area

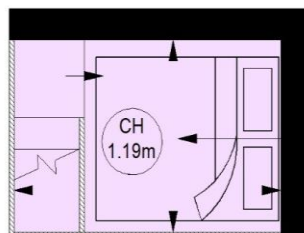
3.07 sq m / 33 sq ft

Approximate Mezzanine area

5.30 sq m / 57 sq ft

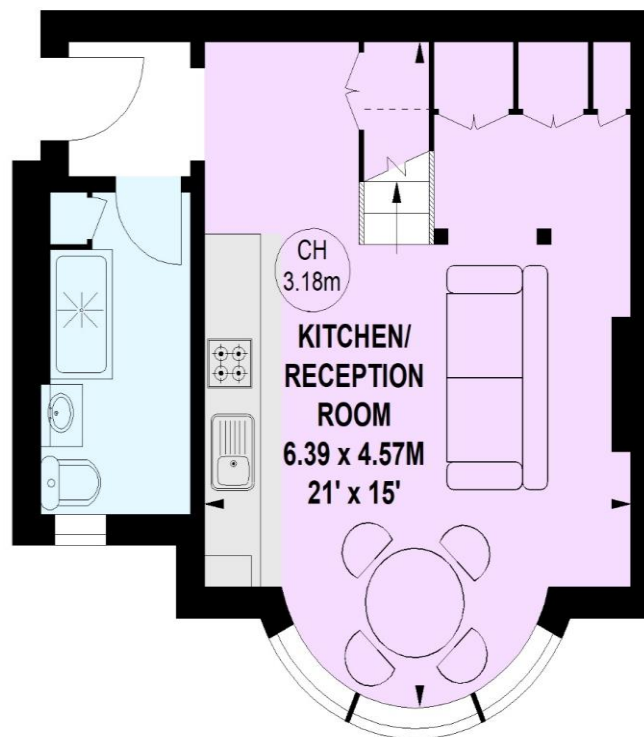
Key :

CH - Ceiling Height

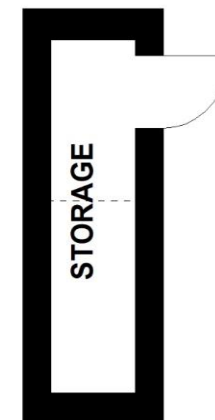


**SLEEPING
AREA**
2.91 x 1.83M
9'7" x 6'

Mezzanine



Raised Ground Floor



**Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only**

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