



Jedburgh Street  
London, SW11

CHESTERTONS









A well-proportioned split-level flat offering approximately 841 sqft of internal living space, with additional eaves storage, arranged over the upper floors of a period property.

The first floor comprises a bright front living room with an attractive bay window and original fireplace, a further double bedroom, a separate WC, and a spacious eat in open-plan kitchen with built in appliances. The second floor features a generous master bedroom, a family bathroom, and extensive eaves storage, providing both useful additional space with a potential opportunity for extension subject to planning.

The flat is located on Jedburgh Street, a quiet residential street within easy reach of the shops, cafés and restaurants along Northcote Road. Excellent transport connections are available from Clapham Common (Northern Line 0.7 miles away) and Clapham Junction station (1.1 miles away), providing regular services into central London. The apartment further benefits from green open spaces of Clapham Common and Wandsworth Common.

Asking Price £650,000

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Energy efficient - lower running costs      | Current | Potential |
| 92-100 A                                    |         |           |
| 81-91 B                                     |         |           |
| 69-80 C                                     |         | 70        |
| 55-68 D                                     | 54      |           |
| 49-54 E                                     |         |           |
| 41-48 F                                     |         |           |
| 35-39 G                                     |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |

**Tenure:** Share of Freehold 135 years 3 months  
**Service Charge:** TBC  
**Ground Rent:** TBC  
**Local Authority:** Wandsworth Council  
**Council Tax Band:** E

*Chestertons Battersea & Clapham Sales*

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

## Jedburgh Street, SW11

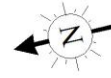
Approximate gross internal area

110.18 sq m / 1186 sq ft

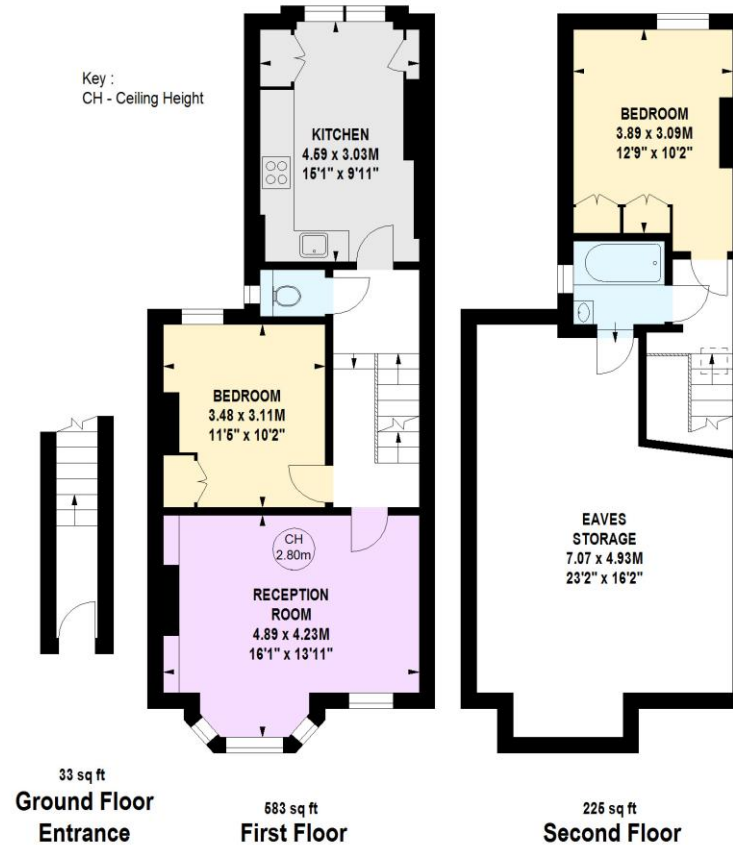
(Including Eaves Storage)

Eaves Storage

32.05 sq m / 345 sq ft



Key :  
CH - Ceiling Height



This floor plan is a representation for guidance purposes only, not for valuation.  
Any figure is approximate and must not be relied on as a statement of fact.  
Copyright of Wyatt Dixon Homes

WYATT DIXON  
HOMES

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is  
100% recyclable