PORTERS ESTATE AGENTS

RESIDENTIAL SALES, LETTINGS & MANAGEMENT

ANDREW CROFT & CO

SOLICITORS & NOTARY PUBLIC

BEST ESTATE AGENT GUIDE 2023 : EXCELLENT SALES

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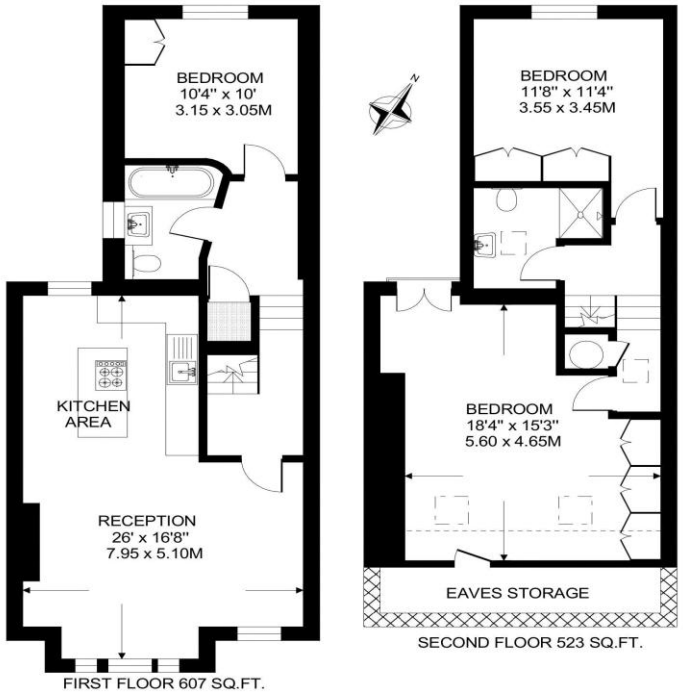




Manchuria Road, Clapham Common. SW11 6AF.

MANCHURIA ROAD
LONDON SW11

APPROXIMATE INTERNAL FLOOR AREA
1130 SQ.FT. / 104.8 SQ.M.
PLUS APPROXIMATE EAVES STORAGE AREA
55 SQ.FT. / 5.1 SQ.M.



FIRST FLOOR 607 SQ.FT.

SECOND FLOOR 523 SQ.FT.

© FLOORPLAN PRODUCED FOR JOHN G. DEAN & CO. BY FLOORPLANNERS 07801 228850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

Porters John Dean are delighted to present this superb three-bedroom split level flat ideally located in the highly sought-after area of Clapham Common, West Side.

Beautifully presented throughout, the property extends to approximately 1,130sq ft and features a spacious open-plan kitchen/reception room, stylish contemporary décor including feature fireplace and large bay windows. The whole property gives a feeling on calmness, light and space, with each bedroom offering fitted wardrobes this is truly a home to be enjoyed by all!

Perfectly positioned, the property enjoys easy access to extensive green spaces, sports facilities, cafés and local amenities. Clapham South Underground station (Northern Line) is within a short walk, while Balham and Clapham Junction also provide excellent rail connections into Central London and beyond. The vibrant shops, restaurants and bars of Northcote Road and Battersea Rise are also close by, making this an exceptional home in one of South West London's most desirable neighbourhoods.

- MODERNISED FIRST FLOOR SPLIT LEVEL APARTMENT
- THREE DOUBLE BEDROOMS
- Open plan kitchen with central island
- Bathroom located on first floor
- Large shower room located on top floor
- Enviable Location
- Fitted wardrobes
- Offered with no on-going chain
- New 999 Year Lease will be provided along with offer to purchase freehold

Guide Price : £910,000