



KINGSDOWN COURT, SW11 6HS

Offers Over £350,000

A recently updated, well-presented, spacious one-bedroom first-floor flat ideally situated just a short walk from the many shops, bars, and restaurants on Northcote Road, and within walking distance of Clapham Junction rail and Clapham South tube stations. Set back from Bolingbroke Grove and opposite Wandsworth Common, this great accommodation comprises one double bedroom with fitted wardrobes, a bright reception/dining room, a contemporary fitted kitchen, and a modern bathroom with a bath/power shower. The entrance hall features excellent storage, including two large, practical utility/storage cupboards.

Further highlights include double glazing throughout, access to well-maintained communal gardens, and residents' parking directly outside (permit required). Leasehold (87 years - lease extension in progress). EPC: C. Council Tax Band C. Please see the virtual tour provided: <https://my.matterport.com/show/?m=CkZaVpWRZqc>

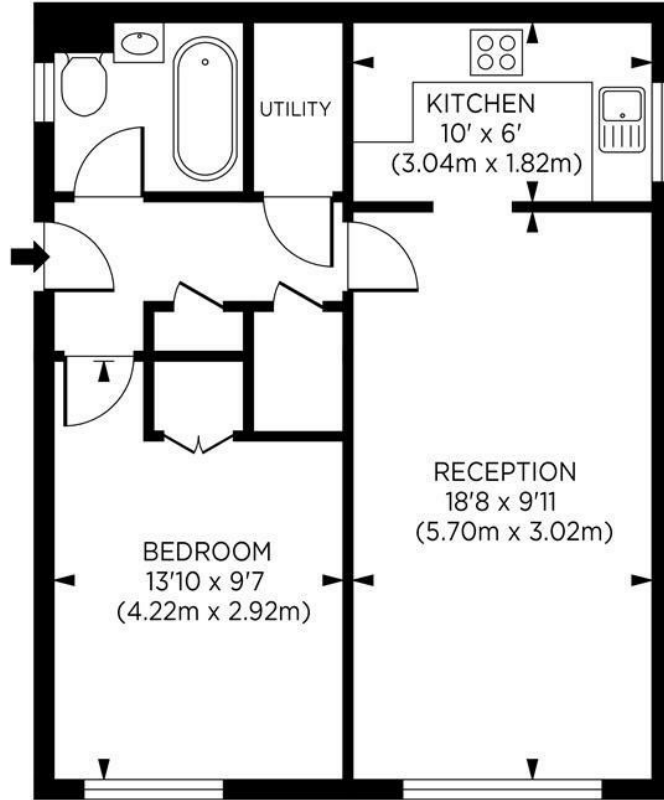


www.maalems.co.uk

Earlsfield & Wandsworth Office
344 Garratt Lane
Earlsfield, London SW18 4EL
T: 020 8875 9200
earlsfield@maalems.co.uk

Registered in England & Wales No. 5585458



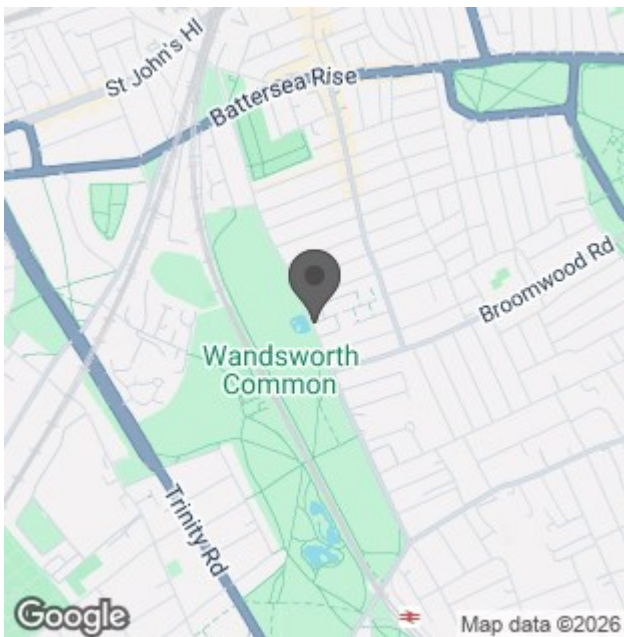


FIRST FLOOR

Kingsdown Court Bolingbroke Grove SW11

Gross Internal Area 491 sq ft/ 45.62 sq metres

© photosandfloorplans.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For an instant or face to face valuation, please scan the QR code:



www.maalems.co.uk

Earlsfield & Wandsworth Office
344 Garratt Lane
Earlsfield, London SW18 4EL
T: 020 8875 9200
earlsfield@maalems.co.uk

Registered in England & Wales No. 5595458

