



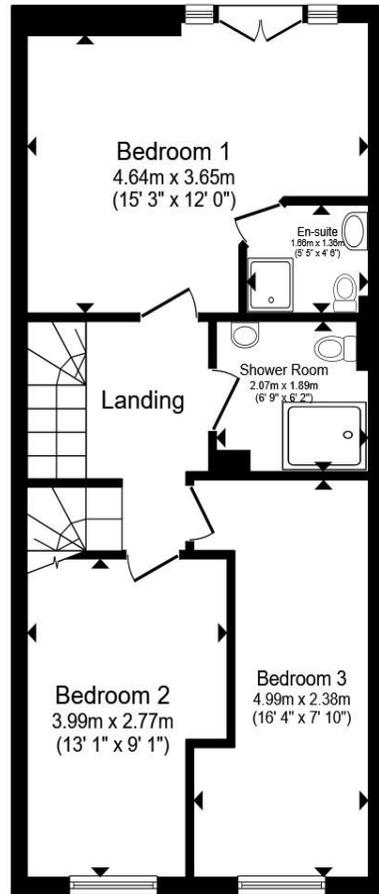
**St. John's Hill, London SW11 1TH**

**welcome to**

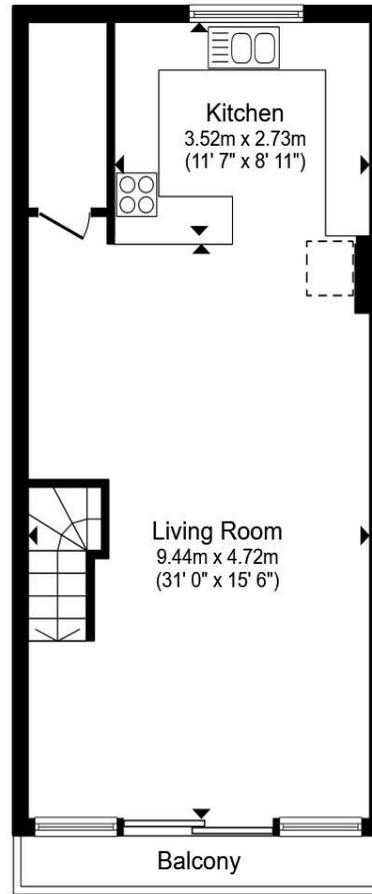
**St. John's Hill, London**

Exceptionally large three bedroom, two bathroom flat, sold with no onward chain and a share in or full ownership of the freehold.





**First Floor**



**Second Floor**



This spacious three-bedroom flat is set on the ever-popular St John's Hill, SW11, moments from Clapham Junction and the vibrant amenities of Battersea. Extending to over 1,000 sq ft, the property offers generous proportions throughout, making it an ideal home for families, professionals or buyers seeking flexible living and working space.

The accommodation comprises a large reception room with ample space for both living and dining, a well-appointed kitchen, three well-proportioned bedrooms and two bathrooms, providing excellent practicality for modern living. The flat benefits from good natural light and a well-balanced layout, with clearly defined living and sleeping areas.

The property further benefits from a share of the freehold and possible full ownership of the freehold, adding long-term appeal and security for prospective purchasers.

St John's Hill is renowned for its lively atmosphere and convenience, with an excellent selection of shops, cafés, restaurants and bars literally on the doorstep. Clapham Junction Station is approximately 0.8 miles away, offering outstanding transport links with direct services to Victoria, Waterloo, London Bridge and beyond. Wandsworth Town station is just 0.5 miles away offering frequent trains to Waterloo and beyond. Wandsworth Common is also within easy reach at approximately 0.1 miles, providing expansive green space and leisure facilities.

Total floor area 96.2 m<sup>2</sup> (1,035 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## St. John's Hill, London

- Sale by Modern Auction (T&Cs apply)
- Subject to an Undisclosed Reserve Price
- Buyers Fees Apply
- Three Bedroom Flat, Two Bathrooms
- Over 1,000 sq ft of Internal Space

Tenure: Leasehold EPC Rating: D

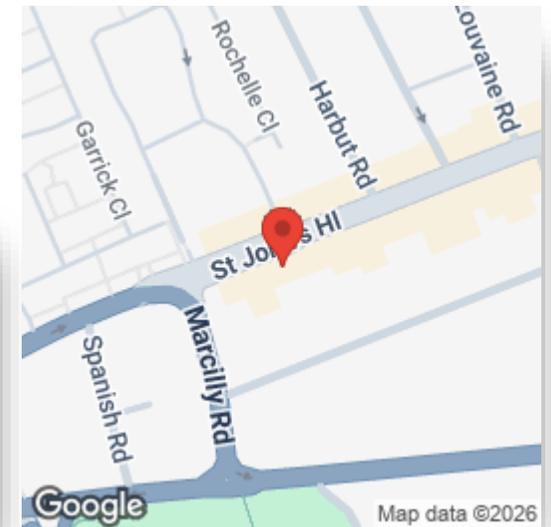
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 15 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£525,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/BTS104699](https://www.barnardmarcus.co.uk/Property/BTS104699)



Property Ref:  
BTS104699 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
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